THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, ATTORNEY AT LAW**
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150084972 DEEDWARR
Recvd: 10/06/15 10:39 2 pgs
Fees:13.00 Taxes:1054.50
20151006-0101623

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Richard Stewart<br>704 Collins Trace Court<br>Nashville, Tennessee 37221 | US BANK, N.A<br>3151 Highland Pointe Dr.<br>Owensboro, Ky 42303 | 155-08-OC-183.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MATTHEW A. KUYPER AND WIFE, MARGARET E. KUYPER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RICHARD STEWART, a married man**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 183, on the plan of Poplar Creek Estates, Phase 2, as shown on plat of record in Plan Book 6900, Pages 339-347, as amended in Plan Book 7900, Pages 888 & 889, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew A. Kuyper and wife, Margaret E. Kuyper, by Warranty Deed from Joshua Cockerham and wife, Tracy Cockerham, of record on 01/09/2014, at Instrument No. 20140109-0002293, Davidson County Register of Deeds.

This is improved property known as **704 Collins Trace Court, Nashville, Tennessee 37221 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **1st** day of **October**, **2015**:

**Matthew A. Kuyper**

**Margaret E. Kuyper**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MATTHEW A. KUYPER AND MARGARET E. KUYPER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2015:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2015:

Notary Public

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE