WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,495.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public: Steven T. Morris

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lauren D. Dokken	Community Mortgage Advisors, LLC	Parcel ID:
205 Cottage Lane	19045 E. Valley View Pkwy.	08414018700
Nashville, TN 37214	Independence, MO 64055	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Peggy O. Stewart, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lauren D. Dokken
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Map of Donelson Meadows, as of record in Book 1835, Page 35, Register's Office for said County.

Said Lot No. 53 fronts 83 feet on the easterly side of Cottage Lane and runs back 179.8 feet on the northerly line and 180 feet on the southerly line to a dead line, measuring 83 feet thereon.

Being the same property conveyed to Robert Marshall Stewart and wife, Peggy H. Stewart by deed from Robert E. Baker, Trustee, of record in Book 3867, page 593, said Register's Office, dated March 4, 1965. See also Corrective Quitclaim Deed correcting name to Robert Marshall Stewart and wife, Peggy O. Stewart of record in Instrument 20071010-0120419, said Register's Office. The said Robert Marshall Stewart died April 19, 2012, and title vested in Peggy O. Stewart, as surviving tenant by the entirety.

This conveyance is subject to Restrictions of record in Book 412, Page 351; Book 1788, Page 509; and Book 1847, Page 469, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 35, said Register's Office; (3) Water Main Easement of record in Book 1874, Page 67, said Register's Office.

The signature of Peggy O. Stewart is signed by her duly appointed Attorney-in-Fact, Sharon L. Ford, pursuant to the Power of Attorney of record in Instrument 20151006-0102022, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 205 Cottage Lane, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

BILL GARRETT, Davidson County
Trans: T20150085301 DEEDWARR
Recvd: 10/06/15 15:47 2 pgs
Fees: 13.00 Taxes: 638.23
20151006-0102023

Witness my hand this 30th day of September, 2015.

Peggy O. Stewart by Sharon L Ford Attorney in Fact

Peggy O. Stewart
By: Sharon L. Ford, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sharon L. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Peggy O. Stewart as his/her/their Attorney in Fact as the free act and deed of the within named Peggy O. Stewart.

Witness my hand and official seal at Nashville, Tennessee the 30th day of September, 2015.

My Commission Expires: 8/23/16

Notary Public

