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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091285 DEEDWARR
Recvd: 10/27/15 08:56 2 pgs
Fees:13.00 Taxes:148.00
20151027-0109035

THERESA L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Ellwood and Frank Verdun	Brian Ellwood and Frank Verdun	081150219.00
(NAME)	(NAME)	
2000 Mallory Lane, Suite 130-167	2000 Mallory Lane, Suite 130-167	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stanley D. Stewart,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian Ellwood, unmarried and Frank Verdun, unmarried as tenants in common,** 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:

Being the easterly part of the westerly one-half of Lot No. 410 in McGavock and Wetmore Addition to Nashville called the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north Right-of-Way of Underwood Street, being North 65 deg. 55 minutes East - 222 feet from the east Right-of-Way of Dr. D. B. Todd Blvd. Said point being the common corner with Marie E. and Ronald M. Stewart (DB 5348, PG 222) and being the southwest corner of the herein described property.

Thence, with the east line of Stewart, North 43 deg. 30 minutes 00 seconds West - 129.93 feet to a point in the south Right-of-Way of Cockrill St.;

Thence, with the Right-of-Way of Cockrill St. North 47 deg. 17 minutes 38 seconds East - 31.72 feet to a point at the northwest corner of Carolyn Carlton (Instr. #20101022-0084909);

Thence, with the west line of Carlton and John D. and Susie Mae Walden (DB 5241, PG 773), South 43 deg. 30 minutes 00 seconds East - 140.05 feet to a point in the north Right-of-way of Underwood Street;

Thence, with the north Right-of-Way of Underwood Street, South 64 deg. 55 minutes 28 seconds West 33.43 feet to the POINT OF BEGINNING and containing 4,281 square feet or 0.098 acres more or less.

Being the same property conveyed to Stanley D. Stewart by deed dated February 3, 2014 from Marie E. Stewart of record in Instrument No. 20140204-0009608, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1716 Underwood Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 16th day of October, 2015.

Stanley D. Stewart

State of Tennessee
County of Davidson

Personally appeared before me Stanley D. Stewart, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2015.

Notary Public Justin D. Tatum
My Commission Expires: 11/5/2018

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 15-1716underwood