BILL GARRETT, Davidson County
Trans:T20150100513 DEEDWARR
Recvd: 11/25/15 12:53 2 pgs
Fees:13.00 Taxes:169.83
20151125-0119775

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,900.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY D. DEW, married	Gregory D. Dew (NAME)	03000023700
3261 Thoroughbred Drive (ADDRESS)	3261 Thoroughbred Dr. (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENDA JOYCE STEWART, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GREGORY D. DEW, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT #4

BEING A TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (NEW, W/TENN RLS 1638 CAP) LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF WHITES CREEK PIKE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE DUKE CEMETERY PROPERTY, THENCE N29DEG34MIN14SECE, 142.20 FEET, THENCE N05DEG43MIN25SECW, 197.00 FEET, THENCE N09DEG39MIN50SECE, 204.19 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, WITH THE NORTHEASTERLY LINE OF PROPERTY (TRACT 6) CONVEYED TO RAY ALLEN AND JUDY ALLEN BY DEED OF RECORD IN BOOK 11619, PAGE 517, R.O.D.C., N46DEG50MIN00SECW, 323.96 FEET TO AN EXISTING IRON PIN,

THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF PROPERTY (TRACT 5) CONVEYED TO RAY ALLEN AND JUDY ALLEN BY DEED OF RECORD IN BOOK 10155, PAGE 549 AND BOOK 10443, PAGE 638, R.O.D.C., N20DEG37MIN13SECE, 836.92 FEET TO AN EXISTING IRON PIN,

THENCE, LEAVING SAID LINE WITH THE SOUTHWESTERLY LINE OF PROPERTY CONVEYED TO J.W. HOBBS AND CALVIN S. HOBBS BY DEED OF RECORD IN BOOK 4361, PAGE 987, R.O.D.C., S28DEG29MIN00SECE, 157.45 FEET TO AN EXISTING IRON PIN,

THENCE, CONTINUING S33DEG04MIN55SECE, 237.01 FEET TO AN EXISTING IRON PIN,

THENCE, S37DEG16MIN15SECE, 138.48 FEET TO AN EXISTING IRON PIN,

THENCE, LEAVING SAID LINE WITH THE WESTERLY LINE OF PROPERTY CONVEYED TO CECIL BRAGG, JR. BY DEED OF RECORD IN BOOK 10155, PAGE 545, R.O.D.C, S31DEG52MIN12SECW, 656.77 FEET TO AN EXISTING IRON PIN AND THE POINT OF BEGINNING.

CONTAINING 278,779 SQUARE FEET OR 6.40 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. STEWART BY DEED FROM MARY E. ADAMS OF RECORD IN BOOK 10129, PAGE 252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM M. STEWART HAVING SINCE DIED TESTATE. HIS WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 02P950, DEVISED THE SAID PROPERTY TO BRENDA JOYCE STEWART,

WARRANTY DEED
(Continued)

AS FURTHER EVIDENCED BY A QUITCLAIM OF RECORD AS INSTRUMENT NO. 20040114-0005593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE RESTRICTIONS ATTACHED AS EXHIBIT A TO THE WARRANTY DEED OF RECORD IN BOOK 10129, PAGE 252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as Whites Creek Pike, Whites Creek, TN 37189
(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 hand(s) this 23rd day of November, 2015.

Brenda Joyce Stewart
BRENDA JOYCE STEWART

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA JOYCE STEWART, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072