BILL GARRETT, Davidson County
Trans:T20150106868 DEEDWARR
Recvd: 12/18/15 09:56 2 pgs
Fees:13.00 Taxes:1498.50
20151218-0127268

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 14th day of December, 2015.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Craig Channing Stewart 112 Autumn Leaves Lane Nashville, TN 37221-1122	New owner	128-10-0A-028.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY D. RAWLINGS AND MARILYN S. RAWLINGS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CRAIG CHANNING STEWART AND SHANNEN ELISABETH STEWART, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section One, Pine Forest, R40 Residential P.U.D. of record in Plat Book 9700, Page (s) 712 and 713, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tammy J. Holt by Quitclaim deed from Mark D. Holt of record in Instrument No. 20110301-0016429 Register's Office for Davidson County, Tennessee, dated February 24, 2011 and recorded on March 01, 2011.

Being the same property conveyed to Gary D. Rawlings and Marilyn S. Rawlings, husband and wife by Warranty deed from Tammy J. Jackson, unmarried of record in Instrument No. 20141121-0107232 Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 21, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 112 Autumn Leaves Lane, Nashville, TN 37221-1122.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of December, 2015.

Gary D. Rawlings

Marilyn S. Rawlings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary D. Rawlings and Marilyn S. Rawlings, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2015.

My commission expires: 9/10/18

Notary Public



