BILL GARRETT, Davidson County
Trans:T20160007646 DEEDWARR
Recvd: 01/28/16 14:20 4 pgs
Fees:23.00 Taxes:1424.50
20160128-0008471

ADDRESS NEW OWNER:
Michael J. Stewart, Trustee
Barbara W. Stewart, Trustee
6621 Highway 100
Nashville, TN 37205

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
129-12-122.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Margaret W. Netterville** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael J. Stewart, Trustee of the "Stewart Family Revocable Living TRust Agreement" dated Apil 26, 2013, and Barbara W. Stewart, Trustee of the "Stewart Family Revocable Living TRust Agreement" dated Apil 26, 2013** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 21 on the Plan of Cheekwood Estates, as of record in Book 2663, Page 103, Register's Office for said County.

Said Lot No. 21 fronts 120 feet on the easterly side of Highway No. 100, and runs back between lines 347.3 feet on the southerly side and 351.8 feet on the northerly side to a line in the rear, measuring 118 feet thereon.

Being the same property conveyed to George Bronson Netterville and wife, Mary Bogie Netterville, by Warranty Deed dated February 16, 1968, from Roy Landrum Weeks and wife, Ruth Joy Weeks, of record in Book 4215, Page 398, Register's Office for Davidson County, Tennessee. The said Mary Bogie Netterville having since died leaving George Bronson Netterville as the sole surviving tenant by the entirety.

George Bronson Netterville conveyed his interest to George Bronson Netterville and wife, Margaret W. Netterville, by "Deed to Create Tenancy by the Entirety" recorded on April 3, 2006, in Instrument No. 20060403-0037254, Register's Office for Davidson County, Tennessee. The said George Bronson Netterville have since died on November 23, 2013, leaving Margaret W. Netterville as the sole surviving tenant by the entirety.

This is property with a common address of **6621 Highway 100, Nashville, TN 37205**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 2663, Page 103, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2859, Page 492, said Register's Office.(4) Underground easement to Nashville Electric Service in Instrument No. 20141203-0110867, said Register's Office.

SEE CERTIFICATION OF TRUST ATTACHED HERETO AND MADE A PART HEREOF.

MWN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of January 2016.

X Margaret W. Netterville

Margaret W. Netterville

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Margaret W. Netterville** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **January 2016.**

Notary Public
My Commission Expires: 3-7-2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1601-007

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $385,000.00.

X Juanita Faye Elkins
Affiant

Subscribed and sworn before me this 26th day of January, 2016.

Notary Public
My Commission Expires: 3-7-2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

AFFIDAVIT
And
Certification of Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Date: January 26, 2016
Trustee: Michael J. Stewart, Trustee, and Barbara W. Stewart, Trustee
Trust: **« Stewart Family Revocable Living Trust Agreement » dated April 26, 2013 (« Trust »)**
Property: 6621 Highway 100, Nashville, TN 37205 (« Property »)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, Michael J. Stewart and Barbara W. Stewart, individually, and Michael J. Stewart, Trustee, and Barbara W. Stewart, Trustee, of the "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly swom, did depose and say:

1. That we, Michael J. Stewart and Barbara W. Stewart, declare that we are a residents of the County of Davidson, State of Tennessee.
2. That said Trust was created under an agreement dated April 26, 2013, entitled, "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013.
3. That this Certification of Trust accurately sets forth the powers of the Trustees of said Trust.
4. That Michael J. Stewart and Barbara W. Stewart are authorized as Trustees for the "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013.
5. That Michael J. Stewart, is NOT under any legal disability or other disability which would render said Michael J. Stewart, incompetent or otherwise unable to execute binding documents as Trustee of the above Trust.
6. That Barbara W. Stewart is NOT under any legal disability or other disability which would render said Barbara W. Stewart, incompetent or otherwise unable to execute binding documents as Trustee of the above Trust.
7. That Michael J. Stewart, Trustee, and Barbara W. Stewart, Trustee, are empowered under the Trust documents to exercise powers for the benefit of the Beneficiary(ies), including the power to purchase for and sell assets of the Trust specifically including the Property.
8. That the powers and authority of Michael J. Stewart, Trustee and Barbara W. Stewart, Trustee, have not been revoked or terminated.
9. That the Trust contains the following language : « In addition, the Trustee shall have the powers enumerated in the provisions of Section 35-50-110 Tennessee Code Annotated, including the introductory paragraph and all subparagraphs thereof to the extend applicable. Said provisions (as in force on the date of execution of this Agreement) are hereby incorporated by reference herein as though fully copied verbatim, notwithstanding that said statute may be amended hereafter or repealed. »
10. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, terminate, or otherwise affect the ability or the authority of Michael J. Stewart, Trustee and/or Barbara W. Stewart, Trustee, to act or perform on behalf of the Trust including but not limited to said Trustee's authority to mortgage purchase or sell the hereinabove described Property.
11. That this Certification of Trust is a true and accurate representation of the terms of said Trust.
12. That reference to either the « Stewart Family Revocable Living Trust Agreement, » « Stewart Family Revocable Living Trust, » or « Stewart Family Revocable Living Trust Agreement, U/A/D April 26, 2013 » all refer to the same Trust.
13. That we have provided to Cindy S. Smith, P.C., a true, accurate, and complete copy of the Trust Agreement.
14. That the affirmations made in this Affidavit shall be binding on my heirs, successors and/or assigns and on those of Michael J. Stewart, and Barbara W. Stewart, individually, and Michael J. Stewart, Trustee and Barbara W. Stewart, Trustee, "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013.
15. That we desire for that this Certification of Trust be recorded in the Register's Office for Davidson County, Tennessee.
16. That we are making this Affidavit at the request of Stewart Title Guaranty Company and/or its agent, Cindy S. Smith, P.C., to induce them to issue clear title policy on the above referenced Property.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 26th day of January 2016.

Michael J. Stewart, Trustee

Michael J. Stewart, Individually, Affiant

Barbara W Stewart

Barbara W. Stewart, Individually, Affiant

Michael J. Stewart, Trustee

Michael J. Stewart, Trustee, "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013, Affiant

Barbara W Stewart, Trustee

Barbara W. Stewart, Trustee, "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael J. Stewart, and Barbara W. Stewart, Individually, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of January 2016.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY CERTIFY, that on the 26th day of January 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Stewart, Trustee, "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013, and Barbara W. Stewart, Trustee, "Stewart Family Revocable Living Trust Agreement" U/A/D April 26, 2013, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY (from information provided by the parties):
Cindy S. Smith, P.C.; Attorney at Law ; P.O. Box 292004 ; Nashville, TN 37229-2004

1601-007