WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2309

BILL GARRETT, Davidson County
Trans:T20160007935 DEEDWARR
Recvd: 01/29/16 11:22 2 pgs
Fees:13.00 Taxes:1039.70
20160129-0008862

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1856

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF January, 2016

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Durante 7808 Highway 100 Nashville, TN 37221	NEW OWNER -Mtg.Co. Great Plains National Bank 5909 NW Expressway,#400 Oklahoma City, OK 73132	156-00-0-021.00

WARRANTY DEED

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, I/WE,

Michael J. Stewart and Barbara W. Stewart, Co-Trustees, Stewart Family Revocable Living Trust Agreement dated April 26, 2013

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Durante, a single individual and Amy Frisbie, a single individual. joint tenants with right of survivorship

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 Number 2 on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., March 9, 1953, as follows:

Beginning on the northerly margin of Highway 100 at the southwest corner of the property conveyed to Marvin F. King and wife by deed from E.U. Buchi and wife of record in Book 2139, Page 535, Register's Office for said County, being the corner of Lots Numbers 1 and 2; thence with the line between said two lots northwardly 177 feet; thence westwardly 149.2 feet to the corner of Lots Numbers 2 and 3; thence with the line between said two lots southwardly 188.8 feet to the northerly margin of Highway Number 100; thence with said Highway eastwardly 150 feet to the beginning.

BEING the same property conveyed to Michael J. Stewart and Barbara W. Stewart, Co-Trustees, Stewart Family Revocable Living Trust Agreement dated April 26, 2013, by Quitclaim Deed from Michael J. Stewart and wife, Barbara W. Stewart, dated 4/26/13 and recorded 4/30/13 in Instrument No. 20130430-0043079; and being the same property previously conveyed to Michael J. Stewart and wife, Barbara W. Stewart, by Warranty Deed from John Michael Morgan Sr. and Brenda G. Morgan, married, dated 6/14/12 and recorded 6/20/12 in Instrument No. 20120620-0053934, and corrected by Affidavit recorded 10/29/12 in Instrument No. 20121029-0099111, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7808 Highway 100, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of January, 2016.

Michael J. Stewart, Trustee

Barbara W Stewart, Trustee

Barbara W. Stewart, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael J. Stewart and Barbara W. Stewart, Co-Trustees,** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26 day of January, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)