WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008213 DEEDWARR
Recvd: 02/01/16 09:24 2 pgs
Fees:13.00 Taxes:536.13
20160201-0009187

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LEX DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Sandra D. Stewart	NEW OWNER	173050A16100CO
(NAME)	(NAME)	
1815 Shaylin Loop		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Pedro L. Malave and wife, Maria N. Vargas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sandra D. Stewart,*** 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:

**unmarried

BEING all of Unit No. 161 (One Hundred Sixty-One) on the Final Plat of Barnes Crossing, Phase I, according to plan of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480 and in Instrument Number 20051114-0136938, further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Pedro L. Malave and wife, Maria N. Vargas by deed dated October 5, 2011 from Ole South Properties, Inc, a Tennessee Corporation of record in Instrument No. 20111103-0085979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

unimproved ☐

This is improved ☑ property, known as 1815 Shaylin Loop, Antioch, TN 37013
(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 29th day of January, 2016.

Pedro L. Malave

Maria N. Vargas

State of Tennessee
County of Davidson

Personally appeared before me Pedro L. Malave and Maria N. Vargas, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Stewart

