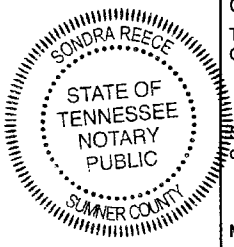
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,800.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/1/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Floyd L Stone	OWNER	150-05-0-318.00
(NAME)	(NAME)	
2924 Owendale Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/10/16 15:29 3 pgs
Fees:18.00 Taxes:513.56
20160210-0012974

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, **The Estate of John Morris Dewey,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Floyd L Stone, a married man,** hereinafter called the GRANTEE, his 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 No. 63 on the Plan of Forest View Park, Section IV, Phase One of record in Plat Book 5800, Page 289, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.**

Being the same property conveyed to John M. Dewey and wife, Ruth A. Dewey by deed of record in Book 9230, Page 377, Register's Office for Davidson County, Tennessee. Ruth A. Dewey predeceased John M. Dewey. Said property is being sold by Karen Sue Dewey, Executrix of The Estate of John Morris Dewey by order of The Probate Court for Davidson County, Tennessee. Referenced in Probate No. 15P906.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2924 Owendale Drive, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

The Estate of John Morris Dewey by: Karen Sue Dewey, Executrix

The Estate of John Morris Dewey
By: Karen Sue Dewey, Executrix

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Karen Sue Dewey, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of John Morris Dewey, and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

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

Sondra Reece

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public Sondra Reece
My Commission Expires: 3/1/2016

File No.: 20646

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

