NEW OWNER:
VERLYN STEWARD
5553 PENINSULA PARK LANDING
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0966

Map & Parcel
110000141.00 (PART OF)

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160014002 DEEDWARR
Recvd: 02/19/16 14:35 3 pgs
Fees:18.00 Taxes:333.00
20160219-0016111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety Thousand and 00/100 Dollars ($90,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARILYN V. GAMMON, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **VERLYN STEWARD and wife, KELLY STEWARD,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **2nd** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1, Gammon Property, as shown on the plat of the same of record in Instrument No. 20160204-0010781, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to LAWRENCE D. GAMMON and wife, MARILYN V. GAMMON by Warranty Deed from Wilbur T. Hastings and wife, Ruth S. Hastings, dated August 13, 1976, and of record in Book 5057, Page 751, Register's Office for DAVIDSON County, Tennessee. Lawrence D. Gammon and Marilyn V. Gammon remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Lawrence D. Gammon; therefore, Marilyn V. Gammon is the surviving tenant by the entirety to the property herein.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **3542 EARHART ROAD, MT. JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20160204-0010781, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of February, 2016.

Marilyn V. Gammon

MARILYN V. GAMMON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARILYN V. GAMMON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 12th day of February, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018