BILL GARRETT, Davidson County
Trans:T20160019214 DEEDWARR
Recvd: 03/09/16 09:34 2 pgs
Fees:13.00 Taxes:203.50
20160309-0022438

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC	Curtis Stewart (NAME)	05103007300
150 Grassland Drive (ADDRESS)	150 Grassland Drive (ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Siegfried H. Stein and wife, Brenda E. Wallace Stein, as joint tenants with the right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stewart Building Group, LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 24 ON THE PLAN OF STRATTON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 24 FRONTS 60 FEET ON THE NORTHERLY SIDE OF CHADWELL DRIVE, AND EXTENDS BACK 285.4 FEET ON THE WESTERLY LINE AND 244.9 FEET ON THE EASTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 121.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO SIEGFRIED H. STEIN BY DEED FROM INGELWOOD PROPERTIES, OF RECORD IN BOOK 5419, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SIEGFRIED H. STEIN AND BRENDA E. WALLACE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY DEED FROM SIEGFRIED H. STEIN, OF RECORD BY INSTRUMENT NO. 20040319-0031186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BRENDA E. WALLACE IS NOW KNOWN AS BRENDA E. WALLACE STEIN.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 420 Chadwell Dr, Madison, TN 37115
(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 hand(s) this 8th day of March, 2016.

WARRANTY DEED
(Continued)

Siegfried H. Stein

Brenda E. Wallace Stein

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Siegfried H. Stein and wife, Brenda E. Wallace Stein, as joint tenants with the right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or 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, this the 8th day of March, 2016.

Notary Public

My Commission Expires: 08-20-19

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072