BILL GARRETT, Davidson County
Trans:T20160030373 DEEDWARR
Recvd: 04/14/16 13:23 2 pgs
Fees:13.00 Taxes:499.13
20160414-0035796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,900.00**

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Stewart		160-14-0B
(NAME)	(NAME)	(MAP)
5738 Brentwood Trace	New Owner	038.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027-4634		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stephanie Claire Krivcher, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto David E. Stewart and Marguerite H. Stewart, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5738 on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Plat Book 5200, Page 261, and as shown on the Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Claire Krivcher by Warranty deed from Carly T. Mettler Wong, married, of record in Instrument No. 20070306-0027770, Register's Office for Davidson County, Tennessee, dated February 28, 2007 and recorded on March 06, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5738 Brentwood Trace, Brentwood, Tennessee 37027-4634

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 13th day of April, 2016.

Stephanie Claire Krivcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stephanie Claire Krivcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of April, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County