This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160553TN

BILL GARRETT, Davidson County
Trans:T20160031439 DEEDWARR
Recvd: 04/18/16 13:09 2 pgs
Fees:13.00 Taxes:610.50
20160418-0037156

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ryan A. Stewart 8521 Lawson Dr. Antioch, TN 37013	EVERETT FINANCIAL 14801 QUORUM DR, STE 300 DALLAS, TX 75254	182-6-A-274.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamaal Kirkpatrick and Rosemarie Kirkpatrick, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Ryan A. Stewart and Sarah Margaret Stewart, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 262 on the Final Plat for Cluster-Lot- Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jamaal Kirkpatrick and Rosemarie Kirkpatrick, husband and wife, by deed from Celebration Homes, a Tennessee limited liability company, dated 07/18/2014, filed for record on 07/21/2014 in Instrument No. 20140721-0064158, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Jamaal Kirkpatrick and Rosemarie Kirkpatrick** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jamaal Kirkpatrick and Rosemarie Kirkpatrick** further covenant and bind their 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.

This is property is known as: **8521 Lawson Dr., Antioch, TN 37013.**

Executed on this 11th day of April. 2016.

Jamaal Kirkpatrick

Rosemarie Kirkpatrick

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public of said County and State, **Jamaal Kirkpatrick and Rosemarie Kirkpatrick**, 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 this 11th day of April, 2016.

Notary Public

My Commission Expires: June 14, 2016

KELLY K. JEFFERSON
COMM. #1981921
Notary Public - California
San Diego County
My Comm. Expires June 14, 2016

STATE OF California
COUNTY OF San Diego

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 11th day of April, 2016.

Notary Public

My Commission Expires: June 14, 2016

KELLY K. JEFFERSON
COMM. #1981921
Notary Public - California
San Diego County
My Comm. Expires June 14, 2016

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206