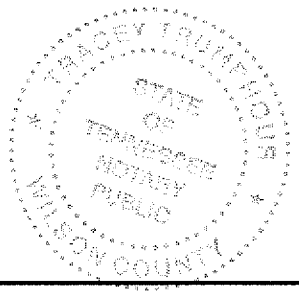
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D.B. Construction, Inc.	D.B. Construction, Inc.	064-01-0-120.00
(NAME)	(NAME)	
PO BOX 203	PO BOX 203	Davidson County DEEDWARR Recvd: 04/27/16 15:49 3 pgs Fees:18.00 Taxes:296.00 **20160427-0041217**
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37088-0203	Lebanon, TN 37088-0203	
(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 considerations, the receipt of which is hereby acknowledged, we, **Wilson Stewart and wife, Carolyn S. Stewart**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **D.B. Construction, Inc.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 66, on the Plan of Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Wilson Stewart and wife, Carolyn S. Stewart by Deed dated June 17, 2004 from Cleveland Hall, LLC, a Tennessee limited liability company of record in Instrument No. 20040617-0072069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth on the plat of record in Instrument No. 20020304-0026804; Restrictive covenants of record in Book 11725, Page 76 amended in Instrument Nos. 20050307-0024504, 20060113-0005680, 20071220-0146113, 20080208-0013290 and 20081014-0103112; Sanitary Sewer Easement of record in Book 8006, Page 677; Public Utility Easement of record in Book 7844, Page 242; Easement to BellSouth Telecommunications of record in Book 11725, Page 325; Charter for HOA of record in Book 11725, Page 70; Easement to Cumberland Utility District of record in Book 7994, Page 173; By-Laws of record in Book 11725, Page 110; Deed of Highway Easement in Book 8068, Page 524; Easement of record in Book 11720, Page 325; Subordination and release of easement in Book 11763, Page 838; Charter of record in Book 11725, Page 70; Rights-of-way by Charter or otherwise for railroad, switch tracks, spur tracks, railway facilities and other related easements if any, on and across the land; Metro Government of Nashville and Davidson County easement as set forth in Book 8068, page 524, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved X

This is improved property, known as 1432 Station Four Lane, Old Hickory, TN 37138
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 25th day of April, 2016.

Wilson Stewart

Carolyn S. Stewart

State of Tennessee
County of Wilson

Personally appeared before me Wilson Stewart and Carolyn S. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

