WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041227 DEEDWARR
Recvd: 05/17/16 12:04 2 pgs
Fees:13.00 Taxes:573.50
20160517-0049147

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 12-28-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Dowdell	CMG Mortgage Inc.	053 16 0 247.00
(NAME)	(NAME)	
1441 Lebanon Pike #D26	3160 Crow Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bradley A. Stewart and Rachel M. Stewart, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Dowdell and Charnese Dowdell, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 28 on the plan of Stone Hedge, Section Three, of record in Plat Book 9700, Page 219, and amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Bradley A. Stewart and Rachel M. Stewart, husband and wife, by Warranty Deed from Tonya L. Pilote and husband, Mark Pilote, dated March 26, 2010 and recorded April 1, 2010in Instrument No. 20100401-0024687, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 9700, Page 219, and amended in Book 10159, Page 42, said Register's Office.

Subject to Sanitary Sewer and/or Storm Drainage Easements of record in Book 8883, Page 641 and Book 8883, Page 651, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 821 Stone Hedge Court, 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 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 hands this 9th day of May, 2016.

Bradley A. Stewart

Rachel M. Stewart

State of Tennessee
County of Davidson

Personally appeared before me Bradley A. Stewart and Rachel M. Stewart, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2016.

Notary Public
My Commission Expires: 12/28/19

File No.: 20161308

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019