File No.: 16055193

WARRANTY DEED

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160046931 DEEDWARR
Recvd: 06/03/16 10:46 2 pgs
Fees:13.00 Taxes:629.00
20160603-0056134

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Stewart	Larry Stewart	141 06 0C 108.00
(NAME)	(NAME)	
4670 Pleasant Woods Drive	4670 Pleasant Woods Drive	
(ADDRESS)	(ADDRESS)	
Cumming, GA 30028	Cumming, GA 30028	
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita M. Kirby**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Larry Stewart**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 101, Final Plat, Riverbridge, Phase 2, Section 1, according to survey and plat of same appearing of record in Instrument 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Juanita M. Kirby, unmarried, by Warranty Deed dated 04/29/2011 and filed for record on 05/04/2011 in Instrument 20110504-0034130, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Instrument 20090205-0009854; Storm Water Detention Agreement of record in Instrument 20031106-0163291 and Instrument 20021217-0155374; Declaration of Restrictive Covenants of record in Instrument 20030205-0016044, as amended in Instrument 20030303-0027396, Instrument 20030806-0111893, Instrument 20090317-0023975 and Instrument 20100330-0023630; By Laws of record in Instrument 20030218-0020999; HOA Charter of record in Instrument 20030218-0020998; Easement for Rail Road Purposes to Nashville, Chattanooga & St Louis Railway of record in Book 1298, page 244; Agreement for Dedication of Public Easement of record in Book 7601, page 415; all of the Register's Office of Davidson County, Tennessee.

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.

This is improved property known as: 4117 Kinley Ct., Nashville, TN 37221

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 27th day of May, 2016.

Juanita M. Kirby

Juanita M. Kirby

State of Tennessee
County of Rutherford

Personally appeared before me Juanita M. Kirby with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2016.

Notary Public
My Commission Expires: 3/18/2019

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16055193

