STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Meredith Macey
Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public

My commission expires: 8-23-16

(Notary Stamp)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20160060579 DEEDWARR
Recvd: 07/14/16 15:42 2 pgs
Fees:13.00 Taxes:2072.00
20160714-0072553

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick Stewart and Gillian Stewart	Patrick Stewart and Gillian Stewart	132-14-0-073.00
4706 Hazelwood Circle	4706 Hazelwood Circle	
Nashville, TN 37220-1101	Nashville, TN 37220-1101	

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, I,

Daniel R. Ayres and wife, Karen Ayres

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrick Stewart and Gillian Stewart, husband and wife

(hereinafter called the "Grantee"), his 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. 2 on the Plan of Revised Plat of Hazelwood of record in Plat Book 2133, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel R. Ayres and wife, Karen Ayres by Quitclaim deed from Karen Lubell n/k/a Karen Ayres and Daniel R. Ayres of record in Instrument No. 20111005-0077115 Register's Office for Davidson County, Tennessee, dated September 23, 2011 and recorded on October 05, 2011.

This is X improved ☐ unimproved property known as **4706 Hazelwood Circle, Nashville, TN 37220-1101.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of June, 2016.

Daniel R. Ayres

Karen Ayres

STATE OF FLORIDA
COUNTY OF ALACHUA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel R. Ayres and Karen Ayres, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of June, 2016.

Notary Public
My Commission Expires: 4/16/2019

ELLEN WALKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF221404
Expires 4/16/2019

SolomonParks File No. 616164