PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160067990 DEEDWARR
Recvd: 08/05/16 15:46 2 pgs
Fees:13.00 Taxes:2216.30
20160805-0081697

W & I Ref: (DM) Title No.: 58475
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Angel Putman Michael Jon Kaye 770 Saussy Place Nashville, TN 37205	F&M Bank 10 Cadillac Dr., Suite 100 Brentwood TN 37027

TAX MAP PARCEL NUMBERS: 115090A00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua David Stewart and Leah Grace Stewart, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Angel Putman, unmarried and Michael Jon Kaye, unmarried, as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's 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. 4 on the Plan of The Woods of West Meade, a planned unit development, of record in Inst No. 20031027-0157620, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Joshua David Stewart and Leah Grace Stewart, husband and wife, by Warranty Deed from BancorpSouth Bank dated May 7, 2010 and recorded on May 12, 2010, of record in Inst. No. 20100512-0036563, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in 20031027-0157620, said Register's Office; Covenants, Conditions and Restrictions of record in Inst. No. 200309240141426, said Register's Office; Charter of The Woods of West Meade Homeowners Association, INc. of record in Inst. No. 20030305-0029209, said Register's Office.

This is improved property, known as 770 Saussy Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2016.

Joshua David Stewart **Leah Grace Stewart**

State of Tennessee

County of Davidson

On this 4th day of August, 2016, before me the undersigned authority, personally appeared Joshua David Stewart and Leah Grace Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

Sworn and subscribed before me this 4th day of August, 2016.

JO ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary

My Commission Expires: