Davidson County	DEEDWARR
Recvd: 10/24/16 13:48	3 pgs
Fees:18.00 Taxes:610.50	
20161024-0112168	

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 3-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooke Feinstein	NEW OWNER	149020b13600co
(NAME)	(NAME)	
2228 Cottage Hill Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **John Stewart,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brooke Feinstein,** 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 Lot No. 221 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Stewart by Warranty Deed dated October 30, 2003 from Benjamin H. Ernst, Jr. unmarried of record in Instrument No. 20031106-0163279, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John Stewart by Steven Wayne Welch by Power of Attorney granted to him of record in Instrument No. **20161024-0112167**, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2228 Cottage Hill Dr., Antioch, TN 37013
(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 20th day of October, 2016.

John Stewart by Steven Wayne Welch, attorney-in-fact

John Stewart by Steven Wayne Welch, atttorney in fact

State of Tennessee
County of ~~Williamson~~Wilson

On this the 20th day of October, 2016, before me personally appeared Steven Wayne Welch, the person who executed the foregoing instrument on behalf of John Stewart and who acknowledged that he executed the same as the free act and deed of the said John Stewart, through Power of Attorney granted him by the said John Stewart.

Notary Public
Commission Expires

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-01-2019

WITNESS my hand and seal this 20th day of October, 2016.

Notary Public
My Commission Expires:

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-01-2019

File No.: 11371

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY