WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/16 15:58 2 pgs
Fees:13.00 Taxes:333.00
20161118-0122199

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $90,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 17th day of November, 2016.

Notary Public
My Commission expires 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 3904 Bonnafield Court Trust	SAME	075-09-0-020.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry Stewart and wife, Lisa Stewart, and Leigh Stewart**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 3904 Bonnafield Court Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 129 on the plan of Hermitage Hills, Section 1, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 129 fronts 94.35 feet on a curve on the northwesterly side of Bonnafield Court and extends back between parallel lines measuring 215.5 feet on the northeasterly side and 157.0 feet on the southwesterly side to a broken line in the rear, on which it measures 87.0 feet.

Being the same property conveyed to Arthur M. Armstrong and wife, Edna F. Armstrong, by deed from Samuel Edwin Poisal, III and wife, Martha Poisal, on March 18, 1970, of record in Book 4404, page 996, Register's Office for Davidson County, Tennessee. Arthur M. Armstrong having died, leaving Edna F. Armstrong, as surviving tenant by the entirety. Property further conveyed to Larry Stewart and wife, Lisa Stewart, as tenants by the entirety, an undivided fifty percent (50%) interest, and Leigh Stewart, an unmarried man, an undivided fifty percent (50%) interest by deed from Edna F. Armstrong, unmarried, on July 29, 2014 of record in Instrument Number 20140731-0068315, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 48 and 49, Register's Office Davidson County, Tennessee

This is improved property known as: **3904 Bonnafield Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 17, 2016.

Larry Stewart

Lisa Stewart

Leigh Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Stewart, Lisa Stewart, and Leigh Stewart** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.