WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109217 DEEDWARR
Recvd: 12/13/16 09:42 2 pgs
Fees:13.00 Taxes:386.84
20161213-0130384

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of December, 2016,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas E. Estrin and Maureen R. Estrin	NEW OWNER	150 03 0 274.00
(NAME)	(NAME)	
2906 Sheana Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Four Thousand Five Hundred Fifty And No/100 Dollars ($104,550.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew P. Stewart, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas E. Estrin and wife, Maureen R. Estrin**, 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:

Being all of Lot No. 104-A, on the plan of the Zone Lot Division of Lot 105, Chelsea of Priest Lake, Section 2-A and Lot 104 Chelsea of Priest Lake, Section 2-B, according to the plat thereof, recorded in Plat Book 6250, page 977 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Matthew P. Stewart by Warranty Deed from Barbara Nunn, unmarried dated June 30, 2006 and recorded July 06, 2006 as Instrument No. 20060706-0081133, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 2906 Sheana Way, Antioch, TN 37013

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, has 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 our hands this 8th day of December, 2016

Matthew P. Stewart

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Matthew P. Stewart**, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2016.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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