16-05664

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170000194 DEEDWARR
Recvd: 01/03/17 10:53 2 pgs
Fees:13.00 Taxes:591.63
20170103-0000213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONIA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A Fick, a single person	Origin Bank (NAME)	05103007300
420 Chadwell Dr. (ADDRESS)	1800 Hudson Lane, Ste. 2A (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Monroe, LA 71201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stewart Building Group, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph A Fick, a single person, hereinafter called the Grantees, their heirs and assigns, that 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. 24 ON THE PLAN OF STRATTON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 24 FRONTS 60 FEET ON THE NORTHERLY SIDE OF CHADWELL DRIVE, AND EXTENDS BACK 285.4 FEET ON THE WESTERLY LINE AND 244.9 FEET ON THE EASTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 121.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO STEWART BUILDING GROUP, LLC BY WARANTY DEED FROM SIEGFRIED H. STEIN AND WIFE, BRENDA E. WALLACE STEIN, OF RECORD BY INSTRMENT NUMBER 20160309-0022438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 420 Chadwell Dr, Madison, TN 37115
(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 hand(s) this 30th day of December, 2016.

WARRANTY DEED
(Continued)

Stewart Building Group, LLC

BY: Curtis Stewart

Curtis Stewart, President

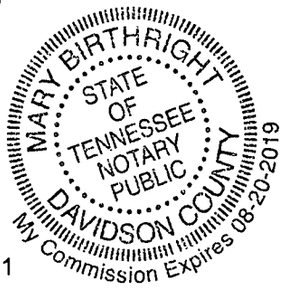
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Stewart Building Group L.L.C., the within named bargainor, a limited liability company, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of Stewart Building Group L.L.C. as President.

Witness my hand and official seal, at office, on this the 30th day of December, 2016.

Mary Birthright

Notary Public



My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072