BILL GARRETT, Davidson County
Trans:T20170009298 DEEDWARR
Recvd: 02/01/17 09:45 2 pgs
Fees:13.00 Taxes:906.50

20170201-0010550

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2340

STATE OF ~~TENNESSEE~~ CA FLA
COUNTY OF SAN FRANCISCO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Ralph Stewart by Robin Douglas Green, Attorney in Fact
Rose Stewart by Robin Douglas Green, Attorney in Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of January, 2017

JOHN L. ANDERSON
COMM. #2138185
Notary Public · California
San Francisco County
My Comm. Expires Jan. 20, 2020

Notary Public
Commission Expires: 1-20-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victoria S Koontz 7020 Somerset Farms Drive Nashville, TN 37221	new owner	141-07-0B-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ralph Stewart and wife, Rose Stewart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria S Koontz, a single person

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. 25 on the Plan of Section One, Somerset Farms of record in Plat Book 7900, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph Stewart and wife, Rose Stewart by Warranty deed from Jason Griffin and wife, Wendy Griffin of record in Instrument No. 20011217-0139167 Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on December 17, 2001.

The execution of this instrument by Ralph Stewart and Rose Stewart, is effected by the signature of their Attorney-in-Fact, Robin Douglas Green pursuant to the Durable Power of Attorney of record being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7020 Somerset Farms Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of January, 2017.

/s/ Ralph Stewart by Robin Douglas Green, Attorney in Fact
Ralph Stewart by Robin Douglas Green, Attorney in Fact

/s/ Rose Stewart by Robin Douglas Green, Attorney in Fact
Rose Stewart by Robin Douglas Green, Attorney in Fact

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STATE OF CA
COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned notary public, **Robin Douglas Green,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Ralph Stewart** and acknowledged that he executed the same as the free act and deed of the said **Ralph Stewart,** pursuant to the Durable Power of Attorney recorded in Instrument No. 20170201-0010548, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at SAN FRANCISCO, California, this 26th day of January, 2017.

JOHN L. ANDERSON
COMM. #2138185
Notary Public - California
San Francisco County
My Comm. Expires Jan. 20, 2020

/s/ John L. Anderson
Notary Public
My Commission Expires: 1-20-20

(Notary Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA
COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned notary public, **Robin Douglas Green,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Rose Stewart** and acknowledged that he executed the same as the free act and deed of the said **Rose Stewart,** pursuant to the Durable Power of Attorney recorded in Instrument No. 20170201-0010549, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at SAN FRANCISCO, California, this 26th day of January, 2017.

JOHN L. ANDERSON
COMM. #2138185
Notary Public - California
San Francisco County
My Comm. Expires Jan. 20, 2020

/s/ John L. Anderson
Notary Public
My Commission Expires: 1-20-20

(Notary Seal)