WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010234 DEEDWARR
Recvd: 02/03/17 09:20 2 pgs
Fees:13.00 Taxes:555.00
20170203-0011617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$150,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF February 2017.

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Stephanie A Cox	new owner	081-03-0-131.00
(Name)	(Name)	
2400 14th Av N	1015 Graybar Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEVEN STEWART** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE A COX, MARRIED** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 in the Subdivision of Lot No. 37 in Owen's Plan of Buena Vista as of record in Plan Book 1, page 84, Chancery Court at Nashville, and Book 57, Page 26, Register's Office for said County.

Said Lot No. 1 fronts 51 feet on the easterly side of 14th Avenue North and runs back 177.2 feet more or less on the northerly line and 180 feet, more or less, on the southerly line, with the northerly margin of Kellow Street, to an alley measuring 50 feet thereon.

Being the same property conveyed to GEORGE L. STEWART AND WIFE, MARY STEWART, by deed from SAM GARFINKLE, of record in Book 3431, Page 541, dated July 23, 1962, said Register's Office.

Further being the same property conveyed to MARY STEWART, by quitclaim deed from GEORGE L. STEWART, of record in Book 5466, Page 531, dated July 11, 1979, said Register's Office. MARY STEWART having since died on or about July 31, 2016, leaving PRISCILLA F. STEWART JONES AND STEVEN E. STEWART, her only heirs at law. PRISCILLA STEWART JONES ALSO KNOWN AS PRICILLA STEWART JONES having since died on or about December 27, 2014, leaving her only heirs at law STEVEN STEWART AND RYAN A. JONES, See also Heirship Affidavit in Instrument No. ** 20170201-0010896 , dated *** February 1, 2017 , said Register's Office.

Being further conveyed to Steven Stewart by deed from Ryan A. Jones by Quitclaim Deed dated 01/19/2017 and recorded in Instrument No. **** 20170201-0010897 , said Register's Office.

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.

Executed by my hand this 1 Day of February 2017.

Steven Stewart

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the above State and County, do hereby certify that Steven Stewart personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st Day of February, 2017.

Notary Public

My Commission Expires: _____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211