BILL GARRETT, Davidson County
Trans:T20170018032 DEEDWARR
Recvd: 03/02/17 09:57 2 pgs
Fees:13.00 Taxes:66.60
20170302-0020629

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, Noe & Newcomb
An Association of Attorneys
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Dick A. Stewart

TO: 1242 Property Solutions, LLC
4013 Fairview Dr.
Nashville, TN 37218

MAP & PARCEL:
069 03 0 027.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Dick A. Stewart, Grantor herein, has bargained and sold and by these presents does convey unto 1242 Property Solutions, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, described as follows: to-wit: Being Lot #6 of Block GG on the map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee. Said Lot #6 fronts fifty (50) feet on the southerly side of Fairview Drive and runs back between parallel lines one hundred fifty (150) feet to a dead line.
>
> Being the same property conveyed to Dick A. Stewart and wife, Ida A. Stewart by deed of record at Book 10733, page 309, Register's Office for Davidson County, Tennessee. Ida A. Stewart was divested of her right, title and interest as stated in the Final Divorce Decree of record at Book 11632, page 924, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2017 **Davidson County** property taxes payment of which is assumed by grantee herein; and all other matters of record.

This is improved property known as 4013 Fairview Drive, Nashville, TN 37218; this is the same description as the prior deed of record; and this is not the marital residence of the Grantor.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands this the 28 day of Feb., 2017.

Dick A Stewart
Dick A. Stewart

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dick A. Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 28th day of Feb., 2017.

NOTARY PUBLIC

My Commission Expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Grantee or Affiant

SWORN to and subscribed before me
this the 28 day of February, 2017.

NOTARY PUBLIC

My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD