BILL GARRETT, Davidson County
Trans:T20170020581 DEEDWARR
Recvd: 03/09/17 15:30 2 pgs
Fees:13.00 Taxes:665.63
20170309-0023590

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0193

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2017

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Regan Dale Stewart 651 James Ave Nashville, TN 37209	Renasant Bank 2001 Park Place N. #150 Birmingham, AL 35203	091-05-0-010.00

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,

Janet Hepburn, a single woman

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

Regan Dale Stewart, an unmarried woman and James Marty Stewart, a married man

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, described as follows:

BEING the southeasterly part of Lot No. 2 on a plat of the Re-subdivision of Lots Nos. 34, 35, 36, 37 and 38 of a subdivision of Lots Nos 41 and 43, West Nashville Annex as of record in Book 547, Page 40, said Register's Office, described as follows: Beginning at a point on the northwesterly margin of James, or 22nd Street at the southeast corner a part of Lot No. 2 conveyed to Buford Morgan and wife by deed from John Overby and wife of record in Book 2146, Page 190, said Register's Office; thence with the northwesterly margin of said Street, southwesterly 58 feet 3 inches to the northeasterly margin of a 10 foot alley; thence with alley northwestwardly 110 feet to the common corner of Lots Nos. 2 and 5 on said plat; thence with the line between said Lots Nos. 2 and 5, northeastwardly 41 feet 9 inches to the southwest corner of said Morgan property; thence with Morgan's line, southeastwardly 140 feet, more or less, to the beginning.

BEING the same property conveyed to Paul R. Pate, unmarried, by Quitclaim Deed from Dana Melton, unmarried, dated 8/28/13 and recorded 8/29/13 in Instrument Number 20130829-0091208; and the same property previously conveyed to Paul Pate and Dana Melton by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated 10/26/06 and recorded 11/7/06 in Instrument Number 20061107-0138566, Register's Office for Davidson County, Tennessee.

BEING further conveyed to Janet Hepburn, a single woman, by Warranty Deed from Paul R. Pate, unmarried, dated and recorded 3/2/16 in Instrument No. 20160302-0019976, Register's Office for Davidson County, Tennessee.

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: 651 James Ave, Nashville, TN 37209.

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 7th day of March, 2017.

Janet Hepburn

Janet Hepburn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Hepburn, a single woman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of March, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)