STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $417,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 17th day of March, 2017.

NOTARY PUBLIC

My commission expires:

MELODY WEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170023374 DEEDWARR
Recvd: 03/20/17 11:13 2 pgs
Fees: 13.00 Taxes: 1544.75
20170320-0026821

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Darcy D. Stewart Sr. and Kamara J. Stewart	SAME	109080A00300CO
(NAME)	(NAME)	
3016 Cooks Landing Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $417,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **John A. Ardovino and Kimberly Ardovino, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Darcy D. Stewart Sr. and Kamara J. Stewart, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John A. Ardovino and Kimberly Ardovino, husband and wife by deed from Citizens Homes, Inc., a Delaware Corporation, dated November 15, 2013, of record in Instrument No. 20131118-0118495, said Register's Office.

This property is __unimproved _X_improved property known as: 3016 Cooks Landing Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 17th day of March, 2017.

John A. Ardovino

Kimberly Ardovino

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Ardovino and Kimberly Ardovino, husband and wife, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122