PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: B-CL-17-125

BILL GARRETT, Davidson County
Trans:T20170063956 DEEDWARR
Recvd: 07/26/17 09:51 2 pgs
Fees:13.00 Taxes:623.45
20170726-0075469

#1469

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Seth A. Stewart	new owner	Map 162-06-0-
306 Jackson Blvd		Parcel 383.00
Nashville, TN 37205		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sabrina Filer, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Seth A. Stewart, a married man,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Bess Estates, Section II, of record in Plat Book 4675, page 5, and amended in Book 4935, page 289, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sabrina Filer, a married woman by quitclaim deed dated August 30th, 2007 from Filer Enterprises, Inc., a Tennessee corporation of record in Instrument No. 20070927-0115348, aid Register's Office.

This is not the personal, marital and/or primary residence of GRANTOR, spouse and/or dependents.

This conveyance is subject to the following:

1. **2017 Taxes, not yet due and payable.**
2. **Restrictions of record in Book 4868, PAGE 132, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 4675, page 5 and amended in Book 4935, page 289, said Register's Office.**

This is improved property commonly known as **125 Robert Yoest Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF ~~WILLIAMSON~~] DAVIDSON

$168,500.00

The actual consideration or value, whichever is greater for this transfer is ~~$172,000.00~~.

Affiant

Subscribed and sworn to before me this
24th day of July, 2017.

Notary public:
My commission expires: 07/06/20

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of July, 2017.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sabrina Filer**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 24 of July, 2017.

Notary Public
My Commission Expires: ~~01/13/2018~~ 11-21-2018

JUDY K. PAINTER ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

11-21-2018