WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hugo Martinez Garcia	Hugo Martinez Garcia	136100a03400co
(NAME)	(NAME)	
433 Cedarcliff Rd.	433 Cedarcliff Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170068592 DEEDWARR
Recvd: 08/08/17 15:11 2 pgs
Fees:13.00 Taxes:407.00

20170808-0081303

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ruth A. Stewart and Michael E. Stewart, ~~Wife and Husband and Michael E.~~ *Husband ~~Stewart~~ by and through his Attorney in Fact, Ruth A. Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugo Martinez Garcia, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 13 on the Condominium Site Plan Lots 11-14, 57-62, Section Three of Priest Lake Forest, which plan is of record in Plat Book 5800, Page 263, Register's Office for Davidson County, Tennessee, as established by Master Deed of record in Book 5931, Page 645, and amended in Book 6021, Page 102, Book 6123, Page 175, Book 6123, Page 176, Book 6124, Page 956, Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee, and an undivided interest in Lot 13 on the above described plan and the general and limited common elements appurtenant to said unit and as set forth in Master Deed and Amendments thereto.

Being the same property conveyed to Ruth Stewart, a married person joined by her spouse, Michael Stewart from Anthony A. Desoto and Wife, Michelle A. DeSoto by Warranty Deed dated August 21, 2006 of record in Instrument No. 20060824-0104529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF CONDOMINIUM SITE PLAN LOTS 11-14, 57-62, SECTION THREE OF PRIEST LAKE FOREST, OF RECORD IN PLAT BOOK 5800, PAGE 263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantors named herein****

POWER OF ATTORNEY EXECUTED BY MICHAEL E. STEWART IS BEING RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO: 20170808-0081302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2839 Lake Forest Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Witness our hands this 4th day of August, 2017.

Ruth A. Stewart

Ruth A. Stewart

Michael E. Stewart

Michael E. Stewart

By: Ruth A. Stewart Attorney In Fact

Ruth Stewart, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

~~Return To:~~

Before me, on this the 4th day of August, 2017, personally appeared Ruth A. Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael E. Stewart, and acknowledged that she executed the same as the free act and deed of the said Michael E. Stewart.

My Commission Expires: 11-5-19

Sandy Balent

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, on this the 4th day of August, 2017, personally appeared Ruth A. Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

My Commission Expires: 11-5-19

Sandy Balent

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY