WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/17 08:30 3 pgs
Fees:18.00 Taxes:1183.63
20170815-0083420

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,900.00

Donna S Raines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 12-20-2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SHERI D BAYER
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donna S. Raines	Donna S. Raines	Parcel ID:
5553 Peninsula Park Landing	5553 Peninsula Park Landing	097160A05600CO
Hermitage, TN 37076	Hermitage, TN 37076	

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, we

Verlyn Steward, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donna S. Raines , unmarried and Martha B. Zobel, unmarried
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:

BEING Lot No. 52, on the Plan of The Peninsula, Phase Two, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Verlyn Steward by Special Warranty Deed from The Peninsula, a Tennessee General Partnership, of record in Book 10558, Page 615, said Register's Office, dated August 1, 1997.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9564, Page 693 amended in Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39 amended in Book 11181, Page 371; Instrument 200008220083193 and 20030313-0033780, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 352, said Register's Office.

Power of Attorney of record in Instrument 20170815-0083419, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5553 Peninsula Park Landing, Hermitage, TN 37076

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 do 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 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 my hand this 14th day of August, 2017.

Verlyn Steward by Kayla D Smith Attorney in Fact

Verlyn Steward by Kayla D. Smith, Attorney in Fact

Kelly K Steward by Kayla D Smith Attorney in fac

Kelly K. Steward by Kayla D. Smith, Attorney in Fact

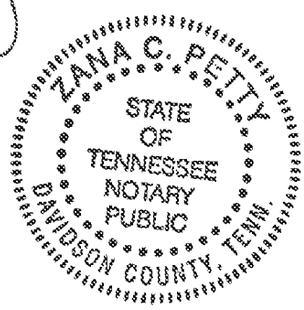
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kayla D. Smith, 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 on behalf of Verlyn Steward and Kelly K. Steward as their Attorney in Fact as the free act and deed of the within named Verlyn Steward and Kelly K. Steward.

Witness my hand and official seal at Nashville, Tennessee the 14th day of August, 2017.

My Commission Expires: 2.2.18

Notary Public



True Copy Certification

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-29-2020

My Commission Expires: _____

{Notary' Seal}