Bill Garrett Davidson County
Batch# 14246 DEEDWARR
10/17/2017 08:13:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20171017-0106072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-5-2020

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Stewart, an unmarried woman	Karen M. Stewart (NAME)	
4120 Celina Drive (ADDRESS)	4120 Celina Dr (ADDRESS)	03215000300
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kurt T. Rissart and wife, Peggy L. Rissart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen M. Stewart, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH METROPOLITAN COUNCILMANIC DISTRICT, FORMERLY THE 10TH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 101, LYING ON THE NORTH SIDE OF CELINA DRIVE, BETWEEN LOT NO. 100 ON THE EAST AND LOT NO. 102 ON THE WEST, OF DALEMERE SUBDIVISION, SECTION 5, AS OF RECORD IN PLAT BOOK 3600, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF CELINA DRIVE AT THE COMMON CORNER OF LOTS NOS. 101 AND 102; THENCE NORTH 1 DEGREES 00' 20" WEST 213.07 FEET TO AN IRON PIN IN THE PROPERTY LINE OF REBECCA DALE DUNN; THENCE WITH SAID PROPERTY LINE NORTH 85 DEGREES 37' 40" EAST 185.31 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS NOS. 100 AND 101; THENCE SOUTH 1 DEGREES. 00' 20" EAST 223.80 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF CELINA DRIVE; THENCE WITH NORTHERLY MARGIN OF CELINA DRIVE, WEST 185 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KURT T. RISSART AND WIFE, PEGGY L. RISSART, BY WARRANTY DEED FROM TRUDY IRENE WIGGINTON, JACQUELINE RUTH WATSON, DELORES KAREN GENUNG AND ANGELA RAE WOMACK AS DEVISEES, AND THOMAS G. WATSON, AS EXECUTOR OF THE ESTATE OF GRADYE RUTH SMITH AVERITT, OF RECORD AT INSTRUMENT NO. 20061228-0160273, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4120 Celina Drive, Nashville, TN 37207
(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 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/our hand(s) this 16th day of October, 2017.

WARRANTY DEED
(Continued)

Kurt T. Rissart

Peggy L. Rissart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kurt T. Rissart and wife, Peggy L. Rissart, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019