This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3268**

Bill Garrett Davidson County
Batch# 19679 **DEEDWARR**
10/31/2017 10:47:16 AM 2 pgs
Fees: $13.00 Taxes: $3,861.32

20171031-0111445

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edgar Stuart and wife, Hettie Stuart,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Christopher Vrettos and Catherine S. Vrettos, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to Lindawood, as of record in Book 2854, page 140, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Castleman Drive at the corner of Lot Nos. 1 and 2; thence with the line between said two lots southerly 226.7 feet; thence North 88 deg 15 min West 205 feet to the easterly margin of Lindawood Drive; thence with the same northerly 90 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northerly 39.27 feet to the southerly margin of Castleman Drive; thence with the same easterly 142 feet to the beginning.

Being the same property conveyed to Edgar Stuart and wife, Hettie Stuart by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, dated 01/10/2011 and filed for record on 01/12/2011 in Instrument Number 20110112-0003324, Register's Office for Davidson County, Tennessee.

This is improved property also knows as 4236 Lindawood Drive, Nashville, TN 37215.

Tax Parcel Identification Number: 13101008800

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of October, 2017.

Edgar Stuart

Hettie Stuart

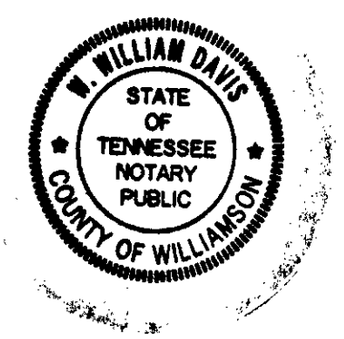
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edgar Stuart and Hettie Stuart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 12/19/2020

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

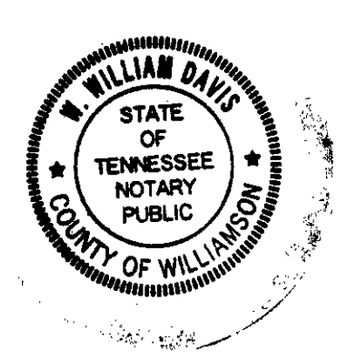
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,043,600.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of October, 2017.

Affiant

NOTARY PUBLIC
My commission expires: 12/19/2020

(SEAL)



Grantee(s) Name, Address:	Send Tax Statement To:
Christopher Vrettos and Catherine S. Vrettos	
4236 Lindawood Drive	NEW OWNER
Nashville, TN 37215	