Bill Garrett Davidson County
Batch# 75479 DEEDWARR
04/02/2018 02:06:40 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180402-0030468

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant 3/27/18

D. MCGUIRE-AMADEO
COMM. # 2176154
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
COMM. EXPIRES DEC. 18, 2020

Subscribed and sworn to before me, this 27th day of March, 2018.

D. McGuire-Amadeo
Notary Public

My commission expires: Dec 18, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Stewart **Gina Marie Stewart**	**Churchill Mortgage Corporation**	**05303021100**
1301 Birdsall Street	**761 Old Hickory Blvd, Ste 400**	
Old Hickory, TN 37138	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Amy Louise Roth, Trustee of the Amy Louise Roth Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Stewart and Gina Marie Stewart, husband and wife

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:

Land in Davidson County, Tennessee, being Lot(s) 161, as shown on the map entitled E.I DuPont de Nemours and Company's Subdivision, Section B, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel J. Mann and wife, Amy R. Manny by Warranty Deed from Toney E. Todd and wife, Michele M. Todd, dated June 23, 1994, of record in Book 9389, page 872, Register's Office for Davidson County, Tennessee. Daniel J. Mann and Amy Louise Roth, fka Amy R. Mann conveyed their interest in subject property to Amy Louise Roth, an unmarried woman by Quitclaim Deed dated July 21, 2008, of record in Instrument No. 20080725-0076176, Register's Office for Davidson County, Tennessee. Amy Louise Roth conveyed her interest in subject proeprty to Amy Louise Roth Revocable Trust by Quitclaim Deed dated September 3, 2012, of record in Instrument No. 20121016-0094880, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 1424, page 67, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Joint Driveway agreement of record in Instrument No. 20001201-0118341, said Register's Office.

All easements, restrictive covenants and conditions, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1301 Birdsall Street, Old Hickory, TN 37138.

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 in 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.

Amy Louise Roth Date: 3/27/18
Amy Louise Roth, Trustee of the Amy Louise Roth Revocable Trust

_____ Date: _____

STATE OF California

COUNTY OF Santa Cruz

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Louise Roth, Trustee of the Amy Louise Roth Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity and for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2018.

D. MCGUIRE-AMADEO
COMM. # 2176154
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
COMM. EXPIRES DEC. 18, 2020

D. McGuire-Amadeo
NOTARY PUBLIC

My Commission Expires: Dec 18, 2020