Bill Garrett Davidson County
Batch# 110958 DEEDWARR
06/29/2018 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20180629-0063167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

ERNEST D. BENNETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

R-VRES-18-1603A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darci Tapia and Magaly Davalos	CoreLogic Tax Services	
(NAME) **1603 A Dorchester Avenue**	(NAME) P. O. Box 9218	**072-11-0N-001.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Coppell, TX 75019-9236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL SCOTT STEWART AND AMY STEWART, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARCI TAPIA AND MAGALY DAVALOS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of 1603 Dorchester Homes, a Horizontal property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 1603 Dorchester Homes, a Horizontal property Regime with Private Elements, of record as Instrument No. 20140909-0082363, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 1603 Dorchester Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20140909-0082363, and By-Laws appended thereto as Exhibit "C", said Register's office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Scott Stewart and wife, Amy Stewart by Warranty deed from Jason Bockman, a married man of record in Instrument No. 20150330-0026897 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 30, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140909-0082363, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140911-0083300, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 332, Page 136 and 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1603 A Dorchester Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 27th DAY OF JUNE, 2018.

Michael Scott Stewart by Nathan Keith as Attorney in Fact

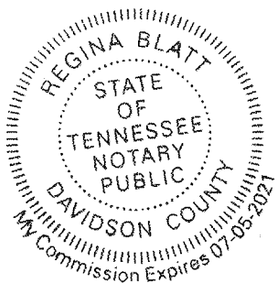
Amy Stewart by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL SCOTT STEWART AND AMY STEWART, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL SCOTT STEWART AND AMY STEWART.

Witness my hand and official seal, this the 27th of June, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

