WARRANTY DEED

Bill Garrett Davidson County
Batch# 130931 DEEDWARR
08/20/2018 12:10:34 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180820-0082301

M-VRES-18-2206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-5-21 (AFFIX SEAL)

STEPHANIE DOMÉ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2-5-2021

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)
Samuel B. Howard	**New Owner**	
(NAME)	(NAME)	
2206 Ravenwood Drive	**2206 Ravenwood Drive**	**072-12-0-132.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY N. STEWART, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAMUEL B. HOWARD, UNMARRIED,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Dalewood, Section III of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy N. Stewart, unmarried by Warranty Deed from The Heirs at law of Hazel E. Fitzpatrick, being Peggy Harris, Robert Murray, George William Pennington a/k/a Billy Pennington, John Pennington, Roger Edwards, Linda Walsh, Mark Edwards, Jimmy Edwards, Debbie Hutchings and Sandra Mooneyhan of record in Instrument No. 20120531-0047017 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on May 31, 2012.

Said Hazel E. Fitzpatrick died January 24, 2012. Her estate has been probated in the Sumner County Probate Court, file No. 2012PR39.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Page 20, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1229, Page 325, Book 1786, Page 80 and Book 1855, Page 233, in the 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: **2206 Ravenwood Drive, 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 hand this the 17th DAY OF AUGUST, 2018.

Timothy N. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY N. STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2018.

Notary Public

My Commission Expires: _____
(SEAL)



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