Karen Y Johnson Davidson County
Batch# 137510 DEEDWARR
09/06/2018 09:56:58 AM 2 pgs
Fees: $13.00 Taxes: $643.43

20180906-0088241

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Joe L. Wall
Affiant

Subscribed and sworn to before me, this 5TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/29/2021

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

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 |
|---|---|---|
| Joe L. Wall, a married man | NEW OWNER (NAME) | |
| 2091 Katherine Drive (ADDRESS) | (ADDRESS) | 072-05-0-I-001.00CO |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (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 Curtis T. Stewart and wife, Rhonda Kaye Stewart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe L. Wall, a married man, 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 DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF THE HOMES AT 3112 KEELING AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20180628-0062741, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART, BY WARRANTY DEED FROM CARL D. KRANTZ AND WIFE, MARGARET K. KRANTZ, OF RECORD IN BOOK 7889, PAGE 419; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO CURTIS T. STEWART AND WIFE, RHONDA KAYE STEWART, BY QUITCLAIM DEED FROM CURTIS T. STEWART, OF RECORD IN INSTRUMENT NO. 20180307-0021564, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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 3112A Keeling Avenue, Nashville, TN 37216
(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 5th day of September, 2018.

**WARRANTY DEED**
(Continued)

Curtis T. Stewart

Curtis T. Stewart

Rhonda Kaye Stewart

Rhonda Kaye Stewart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis T. Stewart and wife, Rhonda Kaye Stewart, 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 5th day of September, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

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