WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143304 **DEEDWARR**
09/20/2018 09:33:39 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180920-0093206

A-KW-18-1217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
William F. Stewart and Alissar L. Stewart	**Stockton Mortgage Corporation**	
(NAME)	(NAME)	**052-08-0-031.00**
1217 Shawnee Road	**88 C. Michael Davenport Blvd.**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Frankfort, KY 40601**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLAN SMITH, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM F. STEWART, ALISSAR L. STEWART, HUSBAND AND WIFE,** hereinafter called the Grantees, their 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. 45 on the Plan of Section 1, Sequoia Valley of record in Plat Book 3700, Page 81, 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 Allan Smith by Warranty deed from Sheila Hamilton Bynum, a single person of record in Instrument No. 20180205-0011286 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 05, 2018.

Being the same property conveyed to Sheila Goldman, married by Warranty deed from William R. Perrin and wife, Margaret C. Perrin of record in Book 10097, page 177, Register's Office for Davidson County, Tennessee, dated June 21, 1996 and recorded on June 25, 1996.

THIS PROPERTY HAS NEVER SERVED AS THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

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 3700, Page 81, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4047, Page 877, 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: **1217 Shawnee Road, Madison, Tennessee 37115**.

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 18th DAY OF SEPTEMBER, 2018.

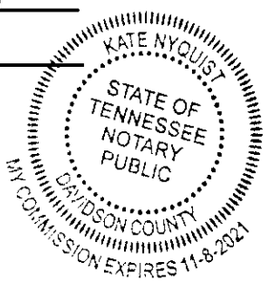
Allan Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLAN SMITH, 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 18th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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