Karen Y Johnson Davidson County
Batch# 149830 DEEDWARR
10/08/2018 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $780.70
20181008-0099585

WARRANTY DEED

2018-1259

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of October, 2018.

(Affix Seal)
My Commission Expires: 3/8/2022

Notary Public

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alaina Knight 105 Edgebrook Road Goodlettsville, TN 37072	Cardinal Financial DBA Peoples Home Equity 3701 Arco Corp Drive Ste 200 Charlotte NC 28273	033-11-25.00

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, I/we, **Jimmy G. Stewart, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alaina Knight, a married woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 6 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Offices for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof of said lot.

Being the same property conveyed to Jimmy G. Stewart and wife, Kimberly Stewart (Now Deceased), from Darrin W. Haas, unmarried, by Warranty Deed dated September 7, 2007 and recorded September 26, 2007 in Instrument No. 20070926-0114775, Register's Office for Davidson County, Tennessee.

Said Kimberly Ann Stewart died September 9, 2017 in Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 105 Edgebrook Road, Goodlettsville, TN 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 October, 2018

Jimmy G. Stewart

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Jimmy G. Stewart, the bargainor(s), 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 5th day of October, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY