Karen Johnson Davidson County
Batch# 231775 DEEDWARR
05/20/2019 08:49:23 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20190520-0047054

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is
$ 329,000.00

Hillary Torrence
Affiant

Subscribed and sworn to before me, this the
~~10~~ 17th day of May, 2019.

Notary Public

My commission expires: 2/26/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIC A STEWART AND CRISTA R STEWART	**NEW OWNER**	**117-07-0H -031.00 CO**
1022 Buena Vista Dr. ~~**3350 Hillsboro Pike**~~	1022 Buena Vista Dr.	
Franklin, TN 37069 ~~**Nashville, TN 37215**~~	Franklin, TN 37069	

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, WE,
MICHAEL A. TODD AND LESLIE T. TODD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ERIC A. STEWART AND CRISTA R. STEWART, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 3350, as shown on the map entitled the Plan of Roderick Square, of record in Plat Book 6250, page 928, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL A. TODD AND LESLIE T. TODD, HUSBAND AND WIFE, by deed from KEELY RANAE MOORE, UNMARRIED, of record in Instrument No. 20130827-0090486, dated December 30, 1899, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3350 Hillsboro Pike, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 16th day of May, 2019.

Michael A. Todd by Leslie T. Todd attorney in fact
MICHAEL A. TODD
BY: LESLIE T. TODD, HIS ATTORNEY IN FACT

Leslie T. Todd
LESLIE T. TODD

State of Tennessee)

County of Davidson)

On this 16th day of May, 2019, before me personally appeared, LESLIE T. TODD, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019 _____
Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 16th day of May, 2019, before me personally appeared LESLIE T. TODD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL A. TODD and who acknowledged that she executed the same as the free act and deed of MICHAEL A. TODD.

Witness my hand, at office, this 16th day of May, 2019.

My Commission Expires: 8-20-2019 _____
Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY