Karen Johnson Davidson County
Batch# 253912 DEEDWARR
07/09/2019 08:15:18 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60
20190709-0066485

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1228

WARRANTY DEED

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, the undersigned **Rebekah Stewart and Benjamin Stewart, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Moon and Jeffrey Mathes, as tenants in common with right of survivorship,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 39, Section One, McMurray Woods Addition, as shown on plat of record in Plat Book 4675, Pages 6 and 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rebekah Stewart and Benjamin Stewart, wife and husband by deed from Hunter Tenpenny and Leslie Tenpenny, husband and wife, dated July 15, 2014, of record in Inst. No. 20140808-0071778, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5148 Hilson Road, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of June, 2019.

Rebekah Stewart
Rebekah Stewart

Benjamin Stewart
Benjamin Stewart

State of Tennessee)
County of Davidson)

On this 26th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rebekah Stewart and Benjamin Stewart, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 348,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of June, 2019.

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sara Moon 5148 Hilson Road Nashville, TN 37211	NEW OWNER	161-07-0-117.00