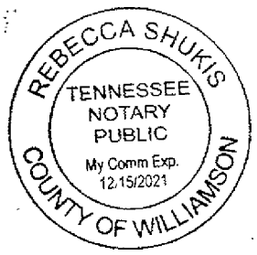
Karen Johnson Davidson County
Batch# 267435 DEEDWARR
08/06/2019 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190806-0078099



THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2019. Notary Public My Commission Expires: 12/15/21

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lauren Bright 971 Davidson Drive Nashville, TN 37205	Triumph Bank PO Box 372 Dept 460 Memphis, TN 38101	115-02-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE SPIROS STEWART, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAUREN BRIGHT, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, February, 1960, as follows:

Beginning on the westerly margin of Davidson Drive at the northeast corner of the property conveyed to Bennett Howard Herndon, Jr. by deed from H. L. Crowder, of record in Book 3100, page 491, Register's Office for said County; thence with said Herndon' s northerly line westwardly 125 feet to the center of a creek; thence down the center of said Creek North 3 degrees 55' West 100.5 feet; thence eastwardly 135 feet to the western margin of said Davidson Drive; thence with same South 1 degree 15' West 100 feet to the beginning.

Being the same property conveyed to Lynn M. Stewart and wife, Katherine Spiros Stewart, by deed from John D. Phillips and wife, Melba J. Phillips, of record in Book 3836, page 44, dated November 24, 1964, Register's Office for Davidson County, Tennessee, Lynn M. Stewart having since died leaving Katherine Spiros Stewart as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Subject to any creek or branch running through or along the boundary line of subject property.

3. Easement for the flow of the water of the creek and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the water free from diminution or pollution.

5. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of creek.

6. Title to that portion of the land lying below the ordinary low water mark of the creek.

This is improved property known as: **971 Davidson Drive, Nashville, TN 37205.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of July, 2019.

Katherine Spiros Stewart

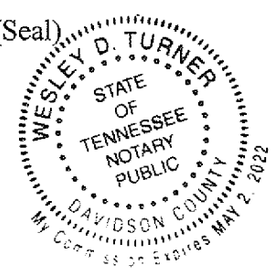
Katherine Spiros Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Spiros Stewart, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2019.

(Seal)



Notary Public

My Commission Expires: 5-2-2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY