File 32319-8 Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822148** Karen Johnson Davidson County Batch# 277929 **DEEDWARR** 08/30/2019 09:42:47 AM 2 pgs Fees: $13.00 Taxes: $4,234.65 20190830-0087683	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$1,144,500.00. Affiant Subscribed and sworn to before me, this28th day of August, 2019. Notary Public My Commission Expires: 1/17/21 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Thomas Lord and Stephanie Lord 884 Robertson Academy Road Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-14-0-042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Randall Stewart and Jessica Alexander Stewart, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Lord and Stephanie Lord, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Oak Hill Valley, of record in Plat Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JON RANDALL STEWART and wife, JESSICA ALEXANDER STEWART, by deed from ANDREW P. MCCLOUD and wife, RACHEL G. MCCLOUD, of record in Instrument No. 20150722-0072017, dated July 20, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 132-14-0-042.00.

Matters shown on the Plan of record in Plat Book 1835, page 16, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7145, page 626, said Register's Office.

This is improved property located at 884 Robertson Academy Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2019.

Jon Randall Stewart by Jessica Stewart, Attorney in Fact

Jon Randall Stewart by Jessica Stewart,
his Attorney-in-Fact

Jessica Alexander Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jon Randall Stewart and that she is authorized by Jon Randall Stewart to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of August, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Alexander Stewart, 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 28th day of August, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022