Karen Johnson Davidson County
Batch# 279019 DEEDWARR
09/03/2019 01:05:51 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20190903-0088530

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
American Consulting Corporation 3100 Dudley Avenue Nashville, TN 37212	New Owner(s)	032-10-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES RAY STEWART, SR., an unmarried man, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto AMERICAN CONSULTING CORPORATION, a Tennessee business corporation ("Grantee"), its successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 4294 Brick Church Pike, Whites Creek, Tennessee 37189. The Subject Property is conveyed to Grantee subject to (i) taxes and assessment which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may reveled by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself, his heirs, successors and/or assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned has hereunto set his duly-authorized signature, this 30th day of August, 2019.

GRANTOR:

James Ray Stewart Sr.
JAMES RAY STEWART, SR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared JAMES RAY STEWART, SR., whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30th day of August, 2019.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00).

AFFIANT

Sworn to and subscribed before me, this 30th day of August, 2019.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Plan of Quail Ridge, Section Five, of record in Book 9700, page 474, 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 JAMES R. STEWART AND WIFE, YOLANDA D. STEWART, by deed from JACK O. NIXON, MARRIED, of record in Book 11648, page 182, dated August 27, 1999, said Register's Office. YOLANDA DENISE (SANFORD) STEWART further conveyed her interest by Final Decree to JAMES RAY STEWART, SR., of record in Instrument No. 20141023-0098018, dated June 25, 2013, said Register's Office.