(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 288574 **DEEDWARR**
09/19/2019 03:07:41 PM 2 pgs
Fees: $13.00 Taxes: $462.13

20190919-0095383

R-VRES-19-420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randall Carl Haynes, Jr	New Owner	
(NAME)	(NAME)	
420 Walton Lane, K-57	**5056 Wilson Pike**	**051-15-0A-057.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Arrington TN 37014**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK O. STEWARD, MARRIED AND BENNIE STEWARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDALL CARL HAYNES, JR, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium Unit in Davidson County, Tennessee, being Unit No. K-57 as shown on the Plat of Quail Creek Condominium , of record in Book 6328, pages 89-90, Register' s Office for Davidson County, Tennessee, together with an individed interest in the common elements of Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq.

Being the same property conveyed to Mark O'Neal Steward, unmarried and Bennie Steward, a married man by Warranty deed from Judy Woodard Swor and Adam Michael Swor and Phyllis McElroy Woodard and David Thomas Woodard and Jeffrey Thomas Woodard of record in Instrument No. 20050719-0083437 Register's Office for Davidson County, Tennessee, dated July 08, 2005 and recorded on July 19, 2005.

The said Mark O'Neal Steward is one and the same as Mark O. Steward.

The above-described property has never been the primary or marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Quail Creek Condominiums of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130709 0070572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane, K-57, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(S), their 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 the 16th DAY OF SEPTEMBER, 2019.

Mark O. Steward by Loy Carney, Attorney In Fact
Mark O. Steward by Loy Carney as Attorney in Fact

Bennie Steward by Loy Carney, Attorney In Fact
Bennie Steward by Loy Carney as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK O. STEWARD AND BENNIE STEWARD, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK O. STEWARD AND BENNIE STEWARD.

Witness my hand and official seal, this the 16th of September, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212