WARRANTY DEED

Karen Johnson Davidson County
Batch# 356906 DEEDWARR
02/12/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200212-0015879

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James M Stewart Margaret A Stewart	JP Morgan Chase	P/O 0715020100 071-15-0527.00
(NAME) 1385 Via Vista	(NAME) 3415 Vision Dr.	
(ADDRESS) Fallbrook, CA 92028	(ADDRESS) Columbus OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jonathan Deveau and Kristin Deveau, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James M Stewart and Margaret A Stewart, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Deveau, by deed of record in Instrument No. 20151005-0101090, Register's Office for Davidson County, Tennessee.

Kristin Deveau joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1316B Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 31st day of January, 2020.

Jonathan Deveau

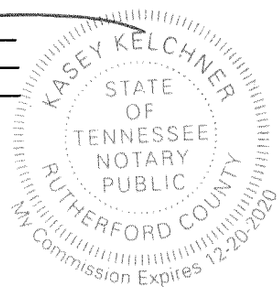
Kristin Deveau

State of Tennessee
County of Davidson

Personally appeared before me Jonathan Deveau and Kristin Deveau, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2020.

Notary Public _____
My Commission Expires: _____



File No.: 14480

True Copy Certification

I, RYAN RAFOTH, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

