WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/02 12:55 2pgs
Fees:13.00 Taxes:447.70

20020402-0039821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRE JANUARY 25TH, 2006

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miles C. Steenbergen	Same	Map 172-8-A Parcel 144 CO
(NAME)	(NAME)	
1708 Hunters Branch Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLIFTON MCDANIEL AND WIFE, KEENA S. MCDANIEL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILES C. STEENBERGEN, AN UNMARRIED MAN**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. **144** on the Plan of Hunters Branch, Section 1, as of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 43.25 feet on the northeasterly margin of the turnaround of Hunters Branch Road and runs back 117.20 feet on the northwest lot line; 30 feet on the north lot line; 139.48 feet on the east lot line; and 67.14 feet on the south lot line to a point of intersection.

Being the same property conveyed to Clifton McDaniel and wife, Keena S. McDaniel by warranty deed of Michael David Pennington, unmarried of record in Book 10779, page 448, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1)2002 Metropolitan Davidson County Taxes a lien but not yet due and payable, which have been prorated as of the date of this instrument with Grantors paying said prorata portion there of Grantees who will be responsible for the payment of said taxes when due and payable; (2) Subject to all matters shown on the Plan of record in Book 6250, page 513, said Register's Office; (3) Restrictions of record in Book 6601, page 7, said Register's Office; (4) By-Laws of Hunters Branch Homeowners Association of record in Book 6632, page 429, said Register's Office; (5) Deed of Conveyance of common area of record in Book 6612, page 885, said Register's Office; (6) Deed of Conveyance of water main of record in Book 7893, page 324, said Register's Office; (7) Deed of Conveyance of sanitary sewer of record in Book 7893, page 403, said Register's Office; (8) Deed of Conveyance of sewer and main of record in Book 7893, page 407, said Register's Office; (9) Charter of record in Book 6632, page 424, amended in Book 8923, page 318, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1708 Hunters Branch Road, Antioch, TN 37013
(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 our hands this 27th day of March, 2002.

Clifton McDaniel

Keena S. McDaniel

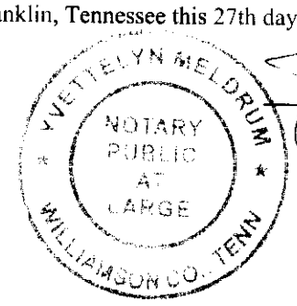
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Clifton McDaniel and Keena S. McDaniel, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of March, 2002.

Commission expires: 6-16-04



Notary Public