Davidson County DEEDWARR
Recvd: 06/04/04 14:37 2pgs
Fees:13.00 Taxes:736.30
20040604-0066291

WARRANTY DEED

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. Bender	Countrywide Home Loans	108 12 B 170-3D-92715
(NAME) 409 Harbor Way	(NAME) 3011 Armory Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37204	
(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, Doug Steelman, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Bender and Wife, Jennifer P. Bender , 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:

Being Lot No. 150 on the Plan of the Resubdivision of Lots 150 and 151, Harborview, Phase 1A - Section 6, as of record in Plat Book 8250, Page 341, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Doug Steelman, married by Warranty Deed dated October 3, 2002 from Mark E. Edwards and Tammy Edwards, husband and wife of record in Instrument No. 20021007-0121987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 409 Harbor Way, Nashville, TN 37214
(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 hand(s) this 28th day of May, 2004.

Doug Steelman

By: McKenzie Steelman ATTY-IN-FACT
McKenzie Steelman, Attorney In Fact

McKenzie Steelman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared McKenzie Steelman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained, and who further executed the foregoing instrument on behalf of Doug Steelman, and who acknowledged that she executed the same as the free act and deed of the said Doug Steelman by virtue of that Power of Attorney, duly executed by the said Doug Steelman and appearing of record in Instrument No. _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, this 28th day of May, 2004.

My Commission Expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number2405060
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

*20040604-0066290