WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires
July 19, 2008

Davidson County DEEDWARR
Recvd: 12/13/06 15:15 2 pgs
Fees:13.00 Taxes:1036.00

20061213-0153924

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Esrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Steen Jr.	SAME	160-8-37
(NAME)	(NAME)	
478 Broadwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	,	
(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, Matthew T. Stamps and wife, Pamela D. Stamps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Steen Jr. and iwfe, Nicole L. Steen,, 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. 60 on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for said County, as corrected by an instrument of record in Book 3704, Page 547, Register's Office.

Said Lot No. 60 fronts 144 feet on the northerly side of Broadwell Drive, and extends back 493 feet on the easterly line and 511.6 feet on the westerly line, to a dead line in the rear on which it measures 80.1 feet.

Being the same property conveyed to Matthew T. Stamps and wife, Pamela D. Stamps, by deed of record in Instrument No. 20010521-0052180, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 478 Broadwell Drive, Nashville, TN 37220
(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 1st day of December, 2006.

Matthew T. Stamps

Pamela D. Stamps

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew T. Stamps and Pamela D. Stamps with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2006.

Commission expires:

Notary Public

