WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 08:58 2 pgs
Fees:13.00 Taxes:503.20

20070306-0027335

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Storme O'Keefe	Wells Fargo Bank	Map 71
(NAME) 1215 N 2nd Street	PO Box 5708	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Springfield, OH 45501-5708	Parcel 15
(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, I, **Frances L. Steffe, Trustee of the 1215 North 2nd Street Trust, dated 08-30-06**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Storme O'Keefe**, 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. 72 on the Plan of Benedict Land Co.'s subdivision of the Lindsey tract, as shown of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot 72 fronts 50.0 feet on the eastern margin of North Second Street and extends back 181 feet between parallel lines to an alley.

Being the same property conveyed to Frances L. Steffe, Trustee of the 1215 North 2nd Street Trust dated 08-03-06 by Quitclaim Deed from Susan A. Bascone, filed for record 09/14/06 as Instrument No. 20060914-0113935, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee.

Subject to Department of Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee, Order for Demolition or Removal of Structure, as shown of record as Instrument No. 20050510-0052738, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1215 N 2nd Street, 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 hand this 20 day of February, 2007.

Frances L. Steffe, Trustee of the 1215 North 2nd Street Trust dated 08-30-06

By: Frances L. Steffe
Frances L. Steffe, Trustee

STATE OF Arizona
COUNTY OF Maricopa

On this 20 day of February, 2007, before me personally appeared *Frances L. Steffe* as Trustee of the *1215 Norths 2nd Street Trust dated 08-30-06,* to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Witness my hand and official seal at Gilbert, Arizona this 20 day of February, 2007.

Commission expires: 6/14/2010

Notary Public

DAVID DUFFY
Notary Public - Arizona
Maricopa County
My Comm. Expires Jun 14, 2010