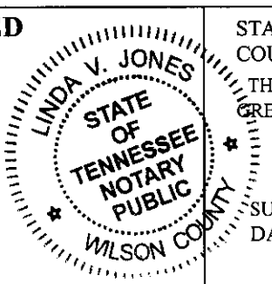
File No. 270301083

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/03/07 10:57 2 pgs
Fees:13.00 Taxes:366.30



20070403-0039749

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Steenblock	Jennifer Steenblock	Map 052-13-0B Parcel 059.00 CO
(NAME)	(NAME)	
1104 Alandee Street	1104 Alandee Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Gloria Dortch, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Jennifer Steenblock unmarried, and Matthew Robin Kearney, unmarried and Pam Jean Steenblock and husband Donald Lee Steenblock, as tenants in common with expressed rights of survivorship** 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 all of Unit No. 107, on the Condominium Site Plan Phase II – C – Section I River Glen Subdivision, as shown by plat appearing of record in Plat Book 6900, pages 650 and 651, and amended in Plat Book 7900, pages 233 and 234, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being part of the same property conveyed to Gloria Dortch by Quitclaim Deed dated June 23, 2003 of record in Instrument No 20030630-0089842, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 Real Property taxes and every year thereafter; Master Deed and B-Laws of record in Book 7566, page 571, Book 8258, page 687, Book 8752, page 751, Instrument No. 20040915-0111299, and in Instrument No. 20040915-0111301, said Register's Office; Sewer Easement to Metro Government of Nashville, of record in Deed Book 7061, page 172, and in Deed Book 9523, page 164, said Register's Office; Waterline Easement to Metro Government of Nashville of record in Deed Book 7061, page 196, and in Deed Book 9523, page 168, said Register's Office; Subject to any and all matters on plat of record filed in Plat Book 6900, page 650 and 651, as amended in Book 7900, pages 233 and 234; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1104 Alandee Street, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 2nd day of April, 2007.

Gloria Dortch

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gloria Dortch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of April 2007

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number: 270301083

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122