File No. 70233

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 10:00 2 pgs
Fees:13.00 Taxes:421.80
20070424-0048529

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 24, 2009

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Schoos	OWNER	043 05 0 115.00
(NAME)	(NAME)	
418 Anderson Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(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, Natalie R. Steffen (formerly known as Natalie R. Clement), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackson Schoos, 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. 27 and 28, on the plan of Cedar Crest Estates, Block A, as shown on plat of record in Plat Book 974, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Natalie R. Clement, a single woman by deed from Darren Tate, a married man, dated November 30, 2004 and recorded on December 8, 2004 in Instrument No. 20041208-0146254, Register's Office, Davidson County, Tennessee.

Natalie R. Clement and Natalie R. Steffen being one and the same person.

The legal description contained herein is the same as in the previous deed of record.

Gerald V. Steffen, Jr. herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ☐

This is improved ☒ property, known as 418 Anderson Lane, Madison, TN 37115

(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 11th day of April, 2007.

Natalie R. Steffen

Gerald V. Steffen, Jr.

File No. 70233

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalie R. Steffen and husband Gerald V. Steffen, Jr. the bargainors , 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 purposes therein contained.

Witness my hand and official seal this 11th day of April, 2007.

Commission expires: 7-24-2010

Lura Brady

Notary Public

