File No. 290600721 BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044403 DEEDWARR
Recvd: 07/02/09 08:34 2 pgs
Fees:13.00 Taxes:1313.50
20090702-0061611

STATE OF TENNESSEE G#22058-2
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Jenna Willms
Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg Myles Steinberg	Elite Homes Loans	128160B03800CO
(NAME)	(NAME)	
208 Summit Oaks Place	109 Westpark Dr, Ste 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Connie F. Linsler and husband, Alan Valentine,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Gregg Myles Steinberg, single man**, hereinafter called the grantee(s), his heirs and/or 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. 38 on the First Revision of Lots 33 through 40, Summit Oaks, Phase One, a Planned Unit Development, as of record in Instrument No. 20021029-0132410, revising Instrument Nos. 20020129-0011883 and 20020314-0032195, 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 Connie F. Linsler and husband, Alan Valentine by Warranty Deed from French River Development Co., LLC, a TN Limited Liability Company and filed for record in Instrument No. 20020903-0105709, Register's Office for said County.

Connie F. Linsler being one and the same person as Connie F. Linsler Valentine.

This conveyance is subject to all matters as set forth on the plat of record in Instrument No. 20020129-0011883, and Amendments of record in Instrument No. 20020314-0032195 and Instrument No. 20021029-0132410, Register's Office of said County.

All matters as set forth on the Boundary Plat of record in Plat Book 9700, Page 255, Register's Office of said County.

Utility Easement as shown of record in Instrument No. 20010925-0103587, Instrument No. 20010925-0103588 and Instrument No. 20010925-0103589, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20020103-0001057, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Instrument No. 20050809-0094087, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20020131-0013598, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Instrument No. 20020214-0019518, Register's Office of said County.

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 208 Summit Oaks Place, Nashville, TN 37221
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 30th day of June, 2009.

Connie F. Linsler

Alan Valentine

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Connie F. Linsler and Alan Valentine the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of June, 2009.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 290600721

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027