BILL GARRETT, Davidson County
Trans: T20090067256 DEEDWARR
Recvd: 10/02/09 13:52 2 pgs
Fees: 13.00 Taxes: 869.50

20091002-0091753

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF Davidson $235,000.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$235,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd., Ste. 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Wells and Amanda Wells	New Owner	146-8-120
(NAME)	(NAME)	
4903 Maywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/WE, **Joel Robert Steidl and Lauren Temple Steidl**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Wells and Amanda Wells**, husband and wife, 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. 313, Crieve Hall Estates, Section Five, of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joel Robert Steidl and Lauren Temple Steidl, husband and wife, by Warranty Deed from Michael A. Purcell, Jr. and Ashley Wilson Purcell, husband and wife, dated June 27th, 2006 and recorded in Instrument No. 20060703-0079138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4903 Maywood Drive, Nashville, TN 37211

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, has 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 25th day of September, 2009.

Joel Robert Steidl

Lauren Temple Steidl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Joel Robert Steidl and Lauren Temple Steidl**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212