WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/10 08:11 2 pgs
Fees:13.00 Taxes:229.40
20100119-0004063

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of January, 2010.

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin Steele	SAME	040-00-0-078.00
3925 Thackery Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marion McLaughlin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin Steele and Stacey Steele, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127-Acre Tract, and described according to an unregistered copy of a survey thereof made by Norris H. Hickerson, Surveyor, on June 30, 1951, the beginning point of said tract being located as follows: Beginning at a point in the east line of the property conveyed to John C. Johnson by deed from David Gifford and wife, of record in Book 1272, page 565, Register's Office for said County, in the west line of the tract conveyed to Edward F. Dunn and wife, by deed from H.C. Maddux and wife, of record in Book 1191, page 207, said Register's Office, said point being in an old wire fence, and being 146 feet north 1° west from the center line of Knight Road, as now located; thence north 81° west 118.2 feet to a point in the north margin of Knight Road, and continuing with the north margin of Knight Road northwesterly and westerly along a curve, 824 feet to a point, this being the point of beginning; thence north 4° 30' east 1103.7 feet to a point in an old wire fence, being the south line of the Teasley land; thence along Teasley's south line, and along said wire fence, south 86° 30' west 100 feet to a point; thence south 4° 30' west 1087.8 feet to a point in the north margin of Knight Road; thence with the margin of the same, southeasterly 103.1 feet to the beginning.

Being the same property conveyed to WM P. Mclaughlin and wife, Marion J. McLaughlin, by deed from John C. Johnson and wife, Lois R. Johnson, on June 22, 1950, of record in Book 1880, page 559, and corrected in Book 2014, page 66, Register's Office for Davidson County, Tennessee. The said WM P. Mclaughlin having died leaving property to Marion J. McLaughlin by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2014, page 66, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3877 Knight Road, Whites Creek, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 14, 2010.

Marion McLaughlin
Marion McLaughlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marion McLaughlin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY