BILL GARRETT, Davidson County
Trans: T20100026317 DEEDWARR
Recvd: 05/03/10 11:10 2 pgs
Fees: 13.00 Taxes: 484.33
20100503-0033495

WARRANTY DEED

ET-10-1727

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amanda Brooke Redmond	WR Starkey Mortgage Company	
904 Bexhill Court South (ADDRESS)	5055 W. Park Boulevard; Ste 300 (ADDRESS)	64-16-C-95.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTIAN M. STEEN AND LYNDSEY J. STEEN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA BROOKE REDMOND, and Grant Redmond Wife and Husband, hereinafter called the Grantee(s), their heirs and assigns, that 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. 48 on the Plan of Wenbley Downs, a Planned Unit Development, Section Four, of record in Book 7900, page 456, Register's Office of 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 Christian M. Steen and Lyndsey J. Steen, husband and wife, by Warranty Deed from Victoria Mitchell, unmarried, executed on September 27, 2002, and filed for record on October 2, 2002, at Instrument No. 20021002-0119615, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of Wembley Downs Association, Inc., of record in Book 8304, page 623; as amended in Book 8447, page 633; and made applicable to Section Four in Book 8797, page 915; and Amended in Book 9522, page 349, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 904 Bexhill Court South, Hermitage, Tennessee 37076
(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), their 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), 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 hand(s) this 28th day of April, 2010.

Christian M. Steen

Lyndsey J. Steen

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of April, 2010, before me personally appeared Christian M. Steen and Lyndsey J. Steen, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of April, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520