WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100034541 DEEDWARR
Recvd: 06/07/10 14:47 2 pgs
Fees: 13.00 Taxes: 480.63
20100607-0044139

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,900.00.**

Affiant

Subscribed and sworn to before me this 28 day of May, 2010

Notary Public

My Commission expires: 8/10/10
(Affix Seal)

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:
Brett M. Ellis	Access National Mortgage	163-16-0-C-131.00CO
1812 Isabelle Lane	1800 Robert Fulton Dr. Ste. 350	
Antioch, TN 37013	Reston, VA 20191	

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, **Stephen Steele and wife, Dedra Steele**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brett M. Ellis, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Matlock, Phase 1, of record in Master Deed of Matlock Townhomes recorded in Instrument Number 20070502-0052533 and amended in Instrument Number 20070509-0055599 & 20070705-0080103, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen Steele Jr. and wife, Dedra Steele, from J2K Builders, LLC, by deed on November 21, 2008, of record in Instrument Number 20081126-0115679, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue..
- Subject to all matters as shown on the Plan of record in Instrument Number 20070430-0051281; and in Master Deed of record in Instrument Number 20070502-0052533 and corrected in Instrument Number 20070509-0055599, Register's Office Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20070502-0052533; Instrument Number 20070509-0055599; and Instrument Number 20070705-0080103, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20070502-0052533, Register's Office for Davidson County, Tennessee.
- Notice of Completion filed by Third & Harrison, LLC/J2K Builders, LLC of record in Instrument Number 20081017-0104302, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1812 Isabelle Lane, Antioch, TN 37013**

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 May 28, 2010.

Stephen Steele Jr.

Dedra Steele

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen Steele and Dedra Steele** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 28, 2010

My commission expires 8/10/10



Notary Public