File No. 100818

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100065870 DEEDWARR
Recvd: 10/18/10 13:02 2 pgs
Fees: 13.00 Taxes: 554.63
20101018-0083261

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-28-12 (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. St John	F&M Bank	040-00-0/078.00
(NAME)	(NAME)	
3877 Knight Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Clarksville, TN 37040	
(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, WE, Kevin Steele and wife, Stacey Steele, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. St John and wife, Roberta A. St John, 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 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 degree west from the center line of Knight Road, as now located; thence north 81 degrees west 118.2 feet to a point in the north margin of Knight Road, and continuing with the north margin of Knight Road north margin of Knight Road northwesterly and westerly along a curve, 824 feet to a pint, this being the point of beginning; thence north 4 degrees 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 degrees 30' west 100 feet to a point; thence south 4 degrees 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.

Being the same property conveyed to Kevin Steele and Stacey Steele, husband and wife, by deed from Marion McLaughlin, dated January 14, 2010 and recorded on January 19, 2010 in Instrument No: 20100119-0004063, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2014, page 66, said Register's Office.

File No. 100818

unimproved ☐

This is improved ☒ property, known as 3877 Knight Drive, Whites Creek, TN 37189

(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 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, 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 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 6th day of October, 2010.

Kevin Steele

Stacey Steele

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Steele and wife, Stacey Steele, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2010.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public