WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002339 DEEDWARR
Recvd: 01/12/11 11:29 2 pgs
Fees:13.00 Taxes:1221.00

24652

20110112-0003298

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF January, 2011.

(Affix Seal) Notary Public

My Commission Expires:

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kate R. Steele and Tom R. Steele		
129 Lincoln Court	SAME	Map and Parcel 130 01 0 070.00
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JONAS M. RODRIGUEZ AND WIFE, ANN CROCKETT RODRIGUEZ, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto KATE R. STEELE, UNMARRIED AND TOM R. STEELE, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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. 12 and 13 on the Plan of Courts of Belle Meade, Block 3 of record in Plat Book 547, page 141, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jonas M. Rodriguez, an unmarried person, by Warranty Deed from Lauren N. Roady and husband, Thomas C. Roady, dated April 11, 2008 of record in Instrument No. 20080417-0038965, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 26, 2009 and being of record in Instrument No. 20090706-0062146, the subject property was conveyed to Jonas M. Rodriguez and wife, Ann Crockett Rodriguez.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 130 01 0 070.00.
b. All matters appearing on the Plan of Courts of Belle Meade Subdivision, Block 3, of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 129 Lincoln Court, Nashville, Tennessee 37205.

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 the GRANTOR(S), 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 that 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 10th day of January, 2011:

Jonas M. Rodriguez

Ann Crockett Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JONAS M. RODRIGUEZ AND WIFE, ANN CROCKETT RODRIGUEZ, 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 at Nashville, Tennessee, this 10th day of January, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013