BILL GARRETT, Davidson County
Trans:T20110007513 DEEDWARR
Recvd: 02/04/11 13:25 2 pgs
Fees:13.00 Taxes:477.30
20110204-0010226

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 041060
PARCEL: 015.00
GROUP:

New Owners Address:
Chiquita N. Ross
1331 Bell Grimes Lane
Nashville, TN 37207

Send Tax Bills to:
Nationstar Mortgage LLC
350 Highland Dr., 2nd Floor
Lewisville, TX 75067

# WARRANTY DEED

**THIS INDENTURE,** made this 1st day of February, 2011 between

**Martha F. Steele, a married woman**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Chiquita N. Ross, an unmarried woman**

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A 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. 491 on the Plan of Bellshire Estates, Section B, as of record in Plat Book 2331, page 128, Register's Office for said County, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Martha F. Steele by Cash Deed for Tennessee dated August 24,2009 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument Number 20090827-0080539, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2011 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Martha F. Steele

**Martha F. Steele**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha F. Steele, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of February, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $129,000.00.

Martha F. Steele
Affiant

Sworn to and subscribed before me, this 1st day of February, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY