KOX4
GJRM

BILL GARRETT, Davidson County
Trans:T20110054744 DEEDWARR
Recvd: 09/02/11 16:01 3 pgs
Fees:18.00 Taxes:116.55
20110902-0068522

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>CATHERINE H. GWYN<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994<br>CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON<br>My Comm. Expires September 3, 2012 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2ND DAY OF SEPTEMBER, 2011.<br><br>NOTARY PUBLIC<br><br>MY COMMISSION EXPIRES: 9-3-12 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Mark S. Hughes<br>P.O. Box 70245<br>Nashville, TN 37207 | New Owner | 081-01-0-004.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Steele and wife, Stacey Steele**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark S. Hughes, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land being located in Davidson County, Tennessee, being described as follows:**

**Being parts of Lots Nos. 42 and 44, on the map of Haleys Subdivision of part of Block 5, in G.T. Sheegogs Subdivision at Bordeaux as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, being the southerly 30 feet of Lot No. 43 and the northerly 35 feet of Lot No. 44 on the revised Map of Haleys Subdivision of Part of Block No. 5 in G.T. Sheegogs Subdivision, not of record described according to a survey made by Blanchard and Parrish, surveyors, May 5, 1937, as follows:**

**Beginning on the westerly margin of Haley Avenue at a point 150.2 feet, more or less, South of the southerly margin of River Drive, said point being the Southeast corner of the property conveyed to Alma Alessio by Deed from Alve Haley of record in Book 1097, page 317, said Register's Office; thence with the westerly margin of said Avenue, Southwardly 65 feet; thence westwardly and parallel with the dividing line between Lots 43 and 44 on said revised plan, 150 feet; thence northwardly 65 feet to said Alessios southwest corner; thence with her southerly line, eastwardly 150 feet to the beginning.**

**Being the same property conveyed to Kevin Steele and Stacey Steele, husband and wife, by deed from Cornerstone Investments, Inc., of record as Instrument No. 20090818-0077618, dated August 17, 2009, said Register's Office.**

****Legal Description is from the deed of record in Book 6221, page 224, said Register's Office.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as: **1913 Hailey Avenue, Nashville, TN 37218.**

**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, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 2nd day of September, 2011

Kevin Steele

Stacey Steele

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Steele, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of August, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 9.3.12

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Steele, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 2nd day of September, 2011

(Seal)

Notary Public

My Commission Expires:

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012