Return to JTC
#23429-8

Box 14A

BILL GARRETT, Davidson County
Trans:T20110060780 DEEDWARR
Recvd: 09/30/11 08:45 2 pgs
Fees:13.00 Taxes:1894.40
20110930-0075683

WARRANTY DEED

R-VRES-11-104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-21-12

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kennett B. Parkes	Farmington Financial Group, LL	
104 Alton Road	(NAME) 1912 21st Avenue South	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37212	129-8-134.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN C. STEELE AND WIFE, MARION M. GROOME STEELE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETT B. PARKES AND BLAIR D. PARKES, HUSBAND AND WIFE, 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 2, BLOCK D, HIGHLANDS OF BELLE MEADE NO. 2, 2ND REVISED PLAN, BLOCKS A, B, C AND D, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 62, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. STEELE AND WIFE, MARION M. GROOME STEELE BY WARRANTY DEED FROM LISA JEAN GLASSFORD OBERER AND HUSBAND, DANIEL M. OBERER, RECORDED ON THE 16TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070516-0058675, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 62; BOOK 5314, PAGE 281; BOOK 1065, PAGE 6; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 104 Alton Road, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we 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 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 29th day of September, 2011.

John C. Steele

Marion M. Groome Steele

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Steele and Marion M. Groome 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903