BILL GARRETT, Davidson County
Trans:T20120064349 DEEDWARR
Recvd: 08/28/12 12:09 2 pgs
Fees:13.00 Taxes:917.60

20120828-0077521

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 248,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2012.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THOMAS P PLAHUTA **SHELIA L PLAHUTA**	**FIRST COMMUNITY MORTGAGE, INC**	061-08-0
1131 WINDING WAY ROAD	**750 OLD HICKORY BLVD, STE 262**	075.00
NASHVILLE, TN 37216	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

CHARLES LAWRENCE STEELE, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS P PLAHUTA AND WIFE, SHELIA L PLAHUTA, AS TENANTS BY THE ENTIRETY

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 LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 17, ALL OF LOT NO. 18 AND THE WESTERLY 30 FEET OF LOT NO. 19 OF BLOCK "A" ON THE PLAN FOR JACKSON PARK, SECTION NO. 1 AS OF RECORD IN BOOK 843, PAGE 17, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES LAWRENCE STEELE, AN UNMARRIED MAN FROM TIMOTHY J BRADFORD ADN WIFE, TRACY L BRADFORD BY WARRANTY DEED DATED 4/15/05, AND RECORDED 4/22/05 IN INSTRUMENT NO. 20050422-0045089, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book _____, Page _____, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1131 WINDING WAY ROAD, NASHVILLE, TN 37216.

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 in 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 my/our hand(s) this 24th day of August, 2012.

CHARLES LAWRENCE STEELE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES LAWRENCE STEELE, the within named Grantors, 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, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY