WARRANTY DEED

G-STM-12-509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Gary L. Steeley
Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Gary L. Steeley	SunTrust Mortgage, Inc.	
509 Skyview Drive	(NAME) 1001 Semmes Avenue, RVW-5093	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Richmond, VA 23224	83-11-59.00
(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 CYNTHIA C. SHELTON, MARRIED AND JUDY C. BALDWIN, MARRIED AND KAREN D. CONNER, UNMARRIED AND THOMAS W. PATE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY L. STEELEY, UNMARRIED, 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 26, ROLLING ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 34, 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 CYNTHIA C. SHELTON, A MARRIED WOMAN, JUDY C. RICHARDSON, A SINGLE WOMAN AND KAREN D. CONNER, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, WITH LIFE ESTATE RESERVED IN HELEN CONNER PATE AND THOMAS W. PATE BY QUIT-CLAIM DEED FROM HELEN B. CONNER, NOW KNOW AS HELEN B. CONNER PATE, A MARRIED WOMAN, AND THOMAS W. PATE, HER HUSBAND , RECORDED ON THE 1ST DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040901-0105766, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN CONNER PATE HAVING SINCE DIED ON May 26, 2011. THE SAID JUDY C. RICHARDSON BEING ONE AND THE SAME, AND NOW KNOWN, AS JUDY C. BALDWIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1130, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTORS SPOUSES DO NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY, NOR MARITAL, RESIDENCE.

unimproved ( )
This is improved (X) property, known as 509 Skyview Drive, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20120092252 DEEDWARR
Recvd: 12/04/12 08:45 5 pgs
Fees:28.00 Taxes:495.80
20121204-0111133

Witness my/our hand(s) this 15th day of November, 2012.

Cynthia C. Shelton

Judy C. Baldwin

Karen D. Conner

Karen D. Conner

Thomas W. Pate

Witness my/our hand(s) this 15th day of November, 2012.

Cynthia C. Shelton

Judy C. Baldwin

Judy C. Baldwin

Karen D. Conner

Thomas W. Pate

Thomas W. Pate

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia C. Shelton, 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 15th day of November, 2012.

Darlene E Gaskins / Darlene E Gaskins
Notary Public

My Commission Expires: 9/16/2015

(SEAL)

Notary Public State of Florida
Darlene E Gaskins
My Commission DD914160
Expires 09/16/2013

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy C. Baldwin, 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 _____ day of November, 2012.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen D. Conner, 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 27th day of November, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas W. Pate, 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 _____ day of November, 2012.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia C. Shelton, 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 _____ day of November, 2012.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Virginia
~~COUNTY~~ City OF Danville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy C. Baldwin, 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 15th day of November, 2012.

Notary Public
Registration # 199689
My Commission Expires: July 31, 2013

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen D. Conner, 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 _____ day of November, 2012.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Virginia
~~COUNTY~~ City OF Danville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas W. Pate, 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 15th day of November, 2012.

Notary Public
Registration # 199689
My Commission Expires: July 31, 2013

(SEAL)