BILL GARRETT, Davidson County
Trans:T20130074516 DEEDWARR
Recvd: 08/28/13 13:22 2 pgs
Fees:13.00 Taxes:203.50

20130828-0090855

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 55,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN F STEELE JR	FIRST BANK	05811021900
525 JUDD DRIVE	6131 SHALLOWFORD RD., SUITE 102	
NASHVILLE, TN 37218	CHATTANOOGA, TN 37421	

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,

MORTGAGE FIRST, LLC

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

JOHN F STEELE JR

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 in Davidson County, Tennessee, being Lot No. 101B on the plan of amended zone lot division, Lot 101, Royal Hills, Section 3, of record in Book 4860, Page 47, as amended in Book 6250, Page 969, Register's Office for said county, said Lot No. 101B fronts 39.37 feet on the Southerly margin of Judd Drive and extends back 88.35 feet on the Westerly line and 115.16 feet on the Easterly line to a dead line in the rear, measuring 50.50 feet thereon. Being the same property conveyed to Carolyne Y. Tyler by deed from Jack F. Kemp Secretary of Housing and Urban Development of record in Book 8141 Page 239 Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO MORTGAGE FIRST, LLC BY TRUSTEE'S DEED FROM CHRISTOPHER L. PALMER, SUCCESSOR TRUSTEE, DATED 04/29/2005 RECORDED ON 05/05/2005 IN INSTRUMENT NO. 20050505-0050480 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 525 JUDD DRIVE, 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 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 26th day of August, 2013.

MORTGAGE FIRST, LLC
By:
Its: Clark Terry
Manager

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Davis

Personally appeared before me, a Notary Public of said County and State, Clark Terry, 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 26th day of August, 2013.

Allison Merkley
Notary Public

My Commission Expires: 4/30/15

ALLISON MERKLEY
Notary Public
State of Utah
COMMISSION # 608575
My Commission Expires April 30, 2015