Davidson County DEEDWARR
Recvd: 04/10/14 09:32 4 pgs
Fees:23.00 Taxes:1165.50
20140410-0029923

Return to:
RESOURCE REAL ESTATE SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File # R1430664

Warranty Deed

BETWEEN Jonathan D. Howe and Jennifer A. Howe

AND Zane Zackery Steele and Heather Anne Steele

SEE ATTACHED

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant Tina Shipton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/10/17 (AFFIX SEAL)

JORDAN STEINFELDER NOTARY PUBLIC BALTIMORE CITY, MD.

R-VRES-14-1265

MAIL TO:	THIS INSTRUMENT WAS PREPARED BY
Resource Real Estate Services LLC 300 Red Brook Blvd, Ste 300 Owings Mills, MD 21117 R1430664	Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zane Zackery Steele and Heather Anne Steele	Zane Z Steele and Heather A Steele	072-07-0-337.00
(NAME)	(NAME)	
1265 Kenmore Place	1265 Kenmore Place	SOURCE OF TITLE
(ADDRESS)	(ADDRESS)	Warranty Deed Inst # 20120627-0056248
Nashville, TN 37216	Nashville, TN 37216	
(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, I/we **JONATHAN D. HOWE AND JENNIFER A. HOWE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZANE ZACKERY STEELE AND HEATHER ANNE STEELE, 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 No. 20 on the Plan of Section One Ellis Estates of record in Plat Book 6200, Page 451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan D. Howe and Jennifer A. Howe, husband and wife by Warranty deed from Jason Bockman, a married man of record in Instrument No. 20120627-0056248 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on June 27, 2012. (Value of consideration shown in aforementioned deed $197,000.00.)

Being the same property conveyed to Jason Bockman, a married man by Special Warranty deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset- Backed Certificates, Series 2007-10 of record in Instrument No. 20120222-0015221 Register's Office for Davidson County, Tennessee, dated February 08, 2012 and recorded on February 22, 2012. (Value of consideration shown in aforementioned deed $75,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 6200, Page 451, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4097, Page 211, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4896, Page 76, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1265 Kenmore Place, Nashville, Tennessee 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 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 the 4th DAY OF APRIL, 2014.

Jonathan D. Howe

Jennifer A. Howe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN D. HOWE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2014.

Notary Public John Gleaves
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER A. HOWE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2014.

Notary Public John Gleaves
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Millard S. Rubenstein, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04-08-2017

Notary' Seal (if on paper)

BALTIMORE COUNTY, MD
NOTARY PUBLIC
JEREMY KAUFMAN