WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140027798 DEEDWARR
Recvd: 04/23/14 15:04 2 pgs
Fees:13.00 Taxes:666.00
20140423-0034310

FRANCES WYMONETT ROSE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 06-24-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/24/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. McGovern	New Owner	Map 142-14
(NAME)	(NAME)	Parcel 50
555 Bellevue Road North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **DAVID S. STEINBERG AND WIFE, SOPHIE R. TALLENT STEINBERG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW M. MCGOVERN,** 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. 27 on the Plan of Westward Winds of record in Plat Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sophie R. Tallent and husband, David S. Steinberg, by deed dated November 28, 2011 from Daniel S. Smith and wife, Winter Smith, of record in Instrument No. 20111201-0093619, said Register's Office. Sophie R. Tallent is now known as Sophie R. Tallent Steinberg.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 3700, page 32, said Register's Office; and (c) restrictive covenants of record in Book 3944, page 377, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 555 Bellevue Road North, Nashville, Tennessee 37221
(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 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 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 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 our hands this 15th day of April, 2014.

David S. Steinberg

Sophie R. Tallent Steinberg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Steinberg and Sophie R. Tallent Steinberg, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015