WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040039 DEEDWARR
Recvd: 06/06/14 12:41 2 pgs
Fees:13.00 Taxes:603.10

20140606-0049475

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2014.

James M. Wells
Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

James M. Wells
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Nelson		161140B22300CO
(NAME)	(NAME)	
223 Highland Villa Circle	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William T. Steelman and wife, Marie C. Steelman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan Nelson, a single woman**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 223 of Highland Villa, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Highland Villa of record in Book 7278, Page 312, as amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95, Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610 and Book 10871, Page 232, all in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentages as set forth in said Master Deed.

Being the same property conveyed to William T. Steelman and wife, Marie C. Steelman by Deed from Highland Group, Ltd., a Tennessee Limited Partnership, dated October 23, 1990 and filed in Book 8224, page 717, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 6200, Page 473, (2) The Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610 and Book 10871, Page 232, (3) Charter of the Homeowner's Association of record in Book 7278, Page 310, (4) Easement of record in Book 7913, Page 753 and Book 8175, page 774, and (5)By-Laws of

record in Book 8090, Page 537 and Book 8131, page 95, Book 8658, page 595; Book 9730, page 265; Book 9730, page 268 and Book 9730, page 271 and Book 10871, page 232; Instrument Number 20021118-0142476 and Instrument Number 20081210-0119221, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 223 Highland Villa Circle, Nashville, TN 37211
(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/or 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/or 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 4th day of June, 2014.

William T. Steelman
William T. Steelman

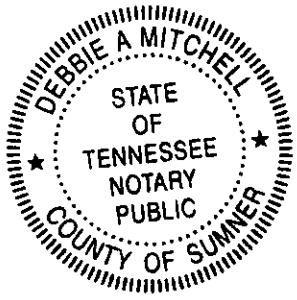
Marie C Steelman
Marie C. Steelman

State of Tennessee
County of Davidson

Personally appeared before me William T. Steelman and Marie C. Steelman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017



RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067