# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140042264 DEEDWARR
Recvd: 06/16/14 09:41 2 pgs
Fees:13.00 Taxes:425.50
20140616-0052115

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **June, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrea E. Faria | SWBC | 095-08-0-007.00 |
| (NAME) 240 Ridgeway Drive | (NAME) 9311 San Pedro, Ste;1125 | |
| (ADDRESS) Nashville, TN 37214 | San Antonio, TX 78216 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Heather Johnson, now known as Heather Johnson Steele, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrea E. Faria,** hereinafter called the Grantee, her 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. 127, Eva Mor Hgts Subdivision, Section II, as shown on plat of record in Plat Book 1835, page 30, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Heather Johnson, an unmarried individual by Special Warranty Deed dated December 21, 2007 from Suntrust Bank and filed of record in Instrument No. 20071227-0147687 Register's Office for Davidson County, Tennessee.

Zane Steele, husband of Heather Johnson Steele hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 240 Ridgeway Drive, Nashville, TN 37214

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, has 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 **10th** day of **June, 2014**

Heather Johnson Steele

**Heather Johnson Steele**

**Zane Steele**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Heather Johnson Steele and husband, Zane Steele**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **June, 2014**

Notary Public

LAURA M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires: 3-25-18