THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061129**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Marion Eileen Steinhice Affiant Subscribed and sworn to before me, this 18th day of June, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20140043580 DEEDWARR
Recvd: 06/19/14 14:10 2 pgs
Fees: 13.00 Taxes: 1017.50
20140619-0053711

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Steinmetz, Inc 6712 Currywood Dr Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-06-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marion Eileen Steinhice** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steinmetz, Inc**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 48, SECTION 2, WEST MEADE HILLS, as shown on plat of record in Plat Book 2900, Page 98, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Executor's Quitclaim Deed from Marion Eileen Steinhice, Personal Representative of the Estate of Laurel Coleman Steinhice, deceased to Marion Eileen Steinhice as recorded on the 2nd day of November, 2012 in Instrument No. 20121102-0100906; Administratrix's Quitclaim Deed from Marion Eileen Steinhice, Administratrix of the Estate of David Christopher Steinhice, deceased to Marion Eileen Steinhice, Personal Representative of the Estate of Laurel Coleman Steinhice, deceased as recorded on the 2nd day of November, 2012 in Instrument No. 20121102-0100905; Affidavit of Heirship as recorded in Deed Book 9486, Page 913 and Deed from James E. Casey and wife, Edna S. Casey to Marion Skeen Peck as recorded on the 5th day of February, 1973 in Deed Book 4678, Page 489, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, WEST MEADE HILLS, as recorded in Plat Book 2900, Page(s) 98.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3097, Page 485.

This is improved property located at 6712 Currywood Dr Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2014.

Marion Eileen Steinhice

Marion Eileen Steinhice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marion Eileen Steinhice, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014