This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2014

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hampton A. Holcomb, Jr.	CMG Mortgage, Inc.	083-06-0-059.00
809 Setliff Place	3160 Crow Canyon Road	
Nashville, TN 37206	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS R. STEINWINDER AND HILLARY K. STEINWINDER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAMPTON A. HOLCOMB, JR. AND ELIZABETH B. HOLCOMB, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the property of Jon Michael & Christy Lynn Kipp, of record in Deed Book 10142, page 333, Register's Office for Davidson County, Tennessee, and being the southerly 35 feet of Lot No. 38 on the Map of Roy F. Williams Subdivision of The Hunter Tract, of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee, being more particularly described as follows: BEGINNING at an iron pin found in the easterly right-of-way line of Setliff Place, said pin being the southeasterly corner of the James Edward Tillman property, of record at Inst. No. 20060707-0081500, further being the northeasterly corner of the herein described tract; Thence, with said right-of-way line, S 18 deg. 40' 28" E, 35.00' to an iron pin (new); Thence, with the original Lot line between Lots 38 & 39, S 71 deg. 37' 11" W, 155.75' to an iron pin (new) in the easterly right-of-way line of Alley #770; Thence, with said right-of-way line, N 17 deg 15' 32" W, 35.01' to an iron pin (old); Thence, leaving said right-of-way, N 71 deg. 37' 11" E, 154.89' to the POINT OF BEGINNING and containing 5436 square feet or 0.125 acres, more or less.

Being the same property conveyed to Thomas R. Steinwinder and Hillary K. Steinwinder, husband and wife, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument Number 20120222-0015547, Register's Office for Davidson County, Tennessee, dated February 21, 2012, and recorded on February 22, 2012.
(Value or consideration shown in aforementioned deed $352,121.75)
Being also known as 804 Setliff Place, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 804 Setliff Place, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of September, 2014.

Thomas R. Steinwinder

Hillary K. Steinwinder

BILL GARRETT, Davidson County
Trans:T20140075329 DEEDWARR
Recvd: 10/06/14 12:45 2 pgs
Fees:13.00 Taxes:1665.00
20141006-0092436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas R. Steinwinder and Hillary K. Steinwinder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2014.

My commission expires: 9/10/18

Notary Public

