Gskm
Box 44

BILL GARRETT, Davidson County
Trans:T20140082392 DEEDWARR
Recvd: 10/31/14 15:21 2 pgs
Fees:13.00 Taxes:260.85
20141031-0100849

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $70,500.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2014. Notary Public My Commission Expires: 9-22-2015

TONA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows: Larry Hall, Trustee 3937 Gallatin Road Nashville, TN 37216	Send Tax Bills To: New Owner	Map-Parcel Number: 141-00-0-062.05

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Steele and wife, Stacey Steele**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry Hall, Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of K.J. Morris, deceased, as of record in Book 57, page 49, Register's Office for said County, and described according to survey made by E.L. Miller, Jr. and Co., June 1, 1962 as follows:

Beginning at a point on the Southwesterly margin of Old Hickory Boulevard at the Southwest corner of the property conveyed to Castleman Construction Company by deed from Mabel Cayce Pearson and husband, of record in Book 3533, page 41, said Register's Office, thence with the Southwesterly margin of said boulevard, South 58 degrees 05 minutes East 17 feet and South 53 degrees 10 minutes East 97 feet to an iron pin, thence South 36 degrees 50 minutes West 150 feet, thence South 79 degrees West 134.5 feet to an

iron pin, thence North 10 degrees 25 minutes East 5 feet to an iron pin at the company's Southwest corner; thence with said company's Southeasterly boundary line, North 31 degrees 55 minutes East 240 feet to the beginning.

Being the same property conveyed to Kevin Steele and wife, Stacey Steele, by deed from Noble Properties, Inc. of record in Instrument No. 20071026-0126670, dated October 25, 2007, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes which have been paid by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

3. No insurance is afforded as to the acreage or square footage contained in said land.

This is improved property known as: **1281 Old Hickory Blvd., Nashville, TN 37207-1421.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of October, 2014.

Kevin Steele

Stacey Steele

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Steele and Stacey Steele, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016