WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/14 14:04 3 pgs
Fees:18.00 Taxes:1309.80
20141105-0102311

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 20 14

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2014-0914

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Durham Lindsey	Same As New Owner	131-07-0B-240.00CO
(NAME)	(NAME)	
4400 Belmont Park Tr. #240		
(ADDRESS)	(ADDRESS)	
Nashville, TN37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Debra Lynn Deason and Cynthia Jane Steed and William Rozelle Steed, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Durham Lindsey,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Bldg. Site 240 on the Plan of Section Ten, Arden Place, of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Willene B. Steed and husband, William R. Steed by deed from Elizabeth C. Nicholls, unmarried, of record in Instrument No. 20061222-0158192, Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 22, 2006. The said William R. Steed is decased and said property vested to Willene B. Steed as the surviving tenant by the entireties. The said Wilene B. Steed (aka Lena Willene Steed) having since died 08/04/2013, see Probate Docket No. 13P1565 in the Seventh Circuit Court for Davidson County, Tennessee, wherein under the Last Will and Testament said property was devised to her three children, Debra Lynn Deason, William Rozelle Streed and Cynthia Jane Steed.

Subject to: (1) Property taxes for 2015 and subsequent years, a lien but not yet due and payable. (2)All matters shown on the Plan of record in Plat Book 5210, Page 218, Register's Office for Davidson County, Tennessee. (3)Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and in Book 5514, page 636, and amended in Instrument No. 20070816-0098235 and Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (4)

Charter of Incorporation of Arden Place Homeowners' Association, Inc. of record in Book 4749, Page 634, in the Register's Office for Davidson County, Tennessee. (5) Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee. (6) Subject to rights of others in and to the common areas and/or elements.

This property, known as 4400 Belmont Park Tr. #240, Nashville, TN 37215
(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 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, 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 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 my/our hand(s) this 4th DAY OF Nov., 2014.

Debra Lynn Deason

Debra Lynn Deason

Cynthia Jane Steed

Cynthia Jane Steed

William Rozelle Steed, Jr.

William Rozelle Steed, Jr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Lynn Deason and Cynthia Jane Steed and William Rozelle Steed, Jr., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2014.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

