BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140095358 DEEDWARR
Recvd: 12/19/14 15:35 2 pgs
Fees:13.00 Taxes:906.50
20141219-0116543

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$245,000.00

*Heather R Middleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF DECEMBER, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER R. MIDDLETON, ET VIR	**GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE**	**091-15-0-060.00**
(NAME) **5303 ½ ELKINS AVE.**	(NAME) **3503 PAESANOS PKWY.**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **SAN ANTONIO, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **DAVID J. STEELE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HEATHER R. MIDDLETON AND DECHA MIDDLETON, WIFE AND HUSBAND**, 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 part of Block 13 on the Revised Plan of West Extension of Charlotte Park, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the South side of Elkins Avenue (formerly Second Avenue) West Nashville 82 feet West of the southwest corner of Elkins Avenue and Fifty-third Avenue, (formerly Twelfth Street) running, in a westerly direction along the South margin of Elkins Avenue 78 feet to a point; thence, in a southerly direction parallel to Fifty-third Avenue, 180 feet to an alley; thence, in an easterly direction along said alley 78 feet to a point; thence, in a northerly direction along a line parallel to and 82 feet West of Fifty-third Avenue, 180 feet to the point of beginning.

Being the same property conveyed to David J. Steele, unmarried, by deed from Edward A. Warren and wife, Joanne H. Warren, of record in Instrument No. 20000712-0069249, dated July 11, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 18, Restrictive Covenants of record in Instrument No. 20030527-0071426, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5303 ½ ELKINS AVENUE, NASHVILLE, TN 37209**
(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 hand this 19th day of December, 2014.

DAVID J. STEELE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Steele,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of December, 2014.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON