BILL GARRETT, Davidson County
Trans:T20150025800 DEEDWARR
Recvd: 04/07/15 14:14 2 pgs
Fees:13.00 Taxes:706.70
20150407-0030614

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00
Erica S Silverb
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March ,2015.
Notary Public
MY COMMISSION EXPIRES: 1-8-19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ERICA S. SILVERBOARD	Legacy Homes (New Owner)	042-14-0/115.00
(NAME) 327 WESTCHESTER DRIVE	(NAME) 4025 Hillsboro Rd.	
(ADDRESS) MADISON, TN 37115	(ADDRESS) Nash, TN 37215	
(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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, CHRISTOPHER G. STEELE AND WIFE, POPPY D. STEELE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERICA S. SILVERBOARD, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LO 18 ON THE PLAN OF HOLIDAY HILLS, SECTION 2, OF RECORD IN BOOK 3700, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 190.4 FEET ON THE WESTERLY SIDE OF WESTCHESTER DRIVE AND RUNS BACK 268.8 FEET ON THE NORTHERLY LINE AND 182.70 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IS MEASURES 179.80 FEET.

TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS TRACT "C" ON THE SURVEY BY ERNEST S. VAN HOOZER, T.R.L.S. #1484, 118 SOUTH SECOND STREET, PULASKI, TENNESSEE 38476, DATED JUNE 12, 1990, AND BEING THE SOUTHERN PART OF LOT 16 OF HOLIDAY HILLS SUBDIVISION, OF RECORD IN PLAT BOOK 3600, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, START AT A POINT NORTH 240 FEET, MORE OR LESS FROM THE INTERSECTION OF WESTCHESTER DRIVE AND HOLIDAY DRIVE, ALONG THE EASTERLY MARGIN OF HOLIDAY DRIVE, BEING THE SOUTHWEST CORNER OF LOT 16 OF HOLIDAY HILLS SUBDIVISION, OF RECORD IN PLAT NOOK 3600, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY, THENCE LEAVING HOLIDAY DRIVE NORTH 84 DEGREES 53 MINUTES EAST 168.15 FEET ALONG THE SOUTH LINE OF LOT 16 OF HOLIDAY HILLS SUBDIVISION TO A POINT, THE TRUE POINT OF BEGINNING; THENCE ALONG NORTH 17 DEGREES 04 MINUTES WEST 114.58 FEET TO A POINT; THENCE NORTH 82 DEGREES 59 MINUTES EAST 160.00 FEET TO A POINT IN THE EAST PROPERTY LINE OF LOT 16 OF HOLIDAY

HILLS SUBDIVISION; THENCE SOUTH 44 DEGREES 07 MINUTES WEST 234.50 FEET TO THE TRUE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER G. STEELE AND WIFE, POPPY D. STEELE HEREIN BY WARRANTY DEED DATED AUGUST 30, 2004, OF RECORD IN INSTRUMENT NO. 20040901-0105567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 327 WESTCHESTER DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 31st day of March, 2015.

CHRISTOPHER G. STEELE

POPPY D. STEELE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHRISTOPHER G. STEELE AND POPPY D. STEELE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of March, 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY