WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150033731 DEEDWARR
Recvd: 05/04/15 10:06 2 pgs
Fees: 13.00 Taxes: 1406.00
20150504-0039900

P-FC-15-3186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER (S)
Gregory S. Steele and Patricia A. Steele, Trustees of the Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005	**Gregory S. Steele and Patricia A. Steele, Trustees of the Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005**	
(NAME)	(NAME)	**104021B00400CO**
6018 Melita Glen Place	**6018 Melita Glen Place**	
(ADDRESS)	(ADDRESS)	
Santa Rosa, CA 95409	**Santa Rosa, CA 95409**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CORTLAND FINNEGAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY S. STEELE AND PATRICIA A. STEELE, TRUSTEES OF THE GREGORY S. AND PATRICIA A. STEELE LIVING TRUST DATED JULY 27, 2005,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C, as set forth in the Master Deed Declaration of Covenants, Conditions and Restrictions for Graymont Park Homeowners' Association, Inc., a horizontal Property Regime with Private Elements, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20050803-0090964, and amended by Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit C also being shown as part of Exhibit "C to said Master Declaration, as amended.

Being the same property conveyed to Cortland Finnegan, unmarried by Warranty deed from Graymont Group, LLC of record in Instrument No. 20080923-0096732 Register's Office for Davidson County, Tennessee, dated September 18, 2008 and recorded on September 23, 2008.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Pages 82 and 83;
- Covenants, Conditions and Restrictions of record in Instrument No. 20050803-0090964, as erroneously re-recorded in Instrument No. 20060815-0100321 and amended in Instrument No. 20060912-0112893;
- HOA By-Law attached as Exhibit "B" to Master Deed, of record in Instrument Nos. 20050803-0090964 and 20060815-0100321;
- HOA Charter of record in Instrument No. 20051007-0121203;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20050726-0086759;
- Storm Water Detention Agreement of record in Instrument No. 20050726-0086760;
- Restrictive Covenants contained in deed of record in Book 555, Page 242, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3186 Parthenon Avenue, Unit C, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF APRIL, 2015.

Cortland Finnegan

Lacey Finnegan by Lise Deschenes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORTLAND FINNEGAN, the within named 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, this the 28th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISE DESCHENES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LACEY FINNEGAN, and who acknowledged she executed the same as the free act and deed of the said LACEY FINNEGAN.

Witness my hand and official seal, this the 28th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212