BILL GARRETT, Davidson County
Trans:T20150039374 DEEDWARR
Recvd: 05/20/15 14:25 3 pgs
Fees:18.00 Taxes:185.00
20150520-0046713

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 $50,000.00. Affiant Subscribed and sworn to before me, this 15 day of May, 2015. Notary Public My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jesus Torres 3802 Pin Hook Road Antioch, TN 37013	SAME	16400017000

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, **BUFORD J. STEELE AND WIFE, ANN H. STEELE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JESUS TORRES**, 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 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Company, August 9, 1965, as follows:

Beginning at a point in the center of Pin Hook Road, said point being south 73 deg. 15 min. East 135 feet from the southeast corner of the property conveyed to Frank E. Wilburn and wife, of record in Book 2036, page 420, Register's Office for said County; thence North 6 deg. 38 min. East 356 feet to an iron pin; thence south 85 deg. 00 min. East 203 feet to an iron pin; thence South 2 deg. 15 min. East 413.5 feet to the center of Pin Hook Road; thence with the center of the same North 73 deg. 15 min. West 271 feet to the beginning.

Being the same property conveyed to Buford J. Steele and wife, Ann H. Steele by deed dated August 30, 1976, from Tommie Steele, of record in Book 5065, page 449, 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. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such 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.

This is improved property known as: **3802 Pin Hook Road, Antioch, TN 37013.**

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 15 day of May, 2015.

Buford J. Steele

Ann H. Steele

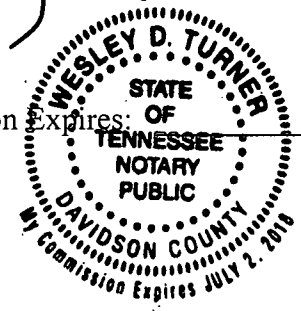
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BUFORD J. STEELE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of May, 2015.

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN H. STEELE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of May, 2015.

Notary Public

My Commission Expires:

