WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$350,000.00~~ 357,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 03/20/18

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON STATE OF

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew J. Campobasso	New Owner	172-14-0B-077-00-CO
(NAME)	(NAME)	
4604 Sterling Cross		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/23/15 11:35 4 pgs
Fees:23.00 Taxes:1322.75
20150623-0060017

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Allison Lea Linney and Kevin Bruce Steele**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew J. Campobasso, unmarried** , hereinafter called the GRANTEE (S), their heirs and/or 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 Lot No. 77 on the Plan of Winfield Park, Phase 1, Section 1, a Planned Unit Development, as of record in Book 9700, Pages 765 through 768, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cheryll L. Steele, an unmarried woman by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company, dated 03/10/2000 recorded 03/14/2000, of record in Instrument No. 200003140026220 and re-recorded on 04/19/2000 of record in Instrument No. 200004190039193, in the Register's Office for Davidson County, Tennessee.
The said Cheryl L. Steele died testate on 01/16/2014, devising subject property to Allison Lea Linney and Kevin Bruce Steele, as evidenced in File No. 14P404, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 765 through 768, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book in Book 11113, Page 691, in the Register's Office for Davidson County, Tennessee.
Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 11124, Page 852, in the Register's Office for Davidson
By-Laws of Winfield Park Homeowners Association, Inc., of record in Book 11113, Page 717, in the
Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4604 Sterling Cross, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 19th day of June, 2015.

Allison Lea Linney

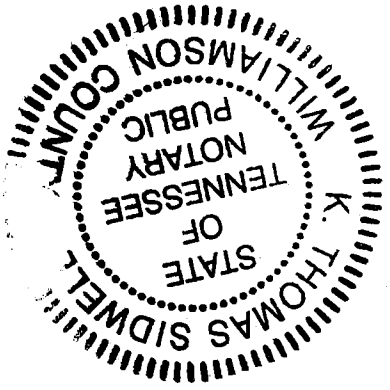
Kevin Bruce Steele by Allison Lea Linney attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Lea Linney, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2015.

Notary Public
My Commission Expires: 11/15/17



State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Lea Linney, with whom I am personally acquainted and who proved herself to be the attorney in fact of Kevin Bruce Steele and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2015.

Notary Public
My Commission Expires; 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Cari Mule', 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 therewith 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, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' 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:3/20/18

