BILL GARRETT, Davidson County
Trans:T20150056835 DEEDWARR
Recvd: 07/14/15 09:46 2 pgs
Fees:13.00 Taxes:777.00
20150714-0068330

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Tays	New Owner	061-16-0-284.00
1302 Ardee Ave		
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles L. Steele,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Keith Tays,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No 29 of Block D on the map of the re-subdivision of Sunny Meade as of record in Book 974, page 56 and 57 Register's Office for said County.

Being the same property conveyed to Charles L. Steele by Quitclaim Deed from Wilma C. Steele dated December 2nd, 2009 and filed for record in Inst. No. 20091202-0110281 Register's Office of Davidson County, Tennessee.

This property is improved property known as 1302 Ardee Ave, Nashville, TN, 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 10th day of July, 2015.

Charles L. Steele

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 **Charles L. Steele** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of July, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015063729

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY