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BILL GARRETT, Davidson County
Trans:T20150071001 DEEDWARR
Recvd: 08/21/15 13:54 3 pgs
Fees:18.00 Taxes:301.55
20150821-0084723

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **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 $81,500.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2015. Notary Public My Commission Expires: Jan. 4th 2016

ANNA F. RINGEMANN NOTARY PUBLIC AT LARGE - DAVIDSON COUNTY, TN

Address New Owner As Follows: Matthew Stephen Smith, et ux 1512 Douglas Avenue Nashville, TN 37206	Send Tax Bills To: New Owner	Map-Parcel Number: 0420906800

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN D. STEELE AND STACEY A. STEELE, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW STEPHEN SMITH AND ALICE MARY SMITH, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain

tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 144 on the Plan of Section One, Kemper Heights, as of record in Book 2331, pages 65 and 66, in the Register s Office for Davidson County. Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kevin D. Steele and Stacey A. Steele, husband and wife, by deed from Roger E. Burgess and Paul A. Morton, as heirs to the estate of Lois Dolores Morton, of record as Instrument No. 20080208-0013320, dated February 6, 2008, said Register's Office.

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 Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2331, pages 65 and 66, said Register's Office.

This is improved property known as: **1009 Westchester Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20 day of August, 2015.

Kevin D. Steele

Kevin D. Steele

Stacey A. Steele

Stacey A. Steele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. 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 20th day of August, 2015

(Seal)

ANNA F. RINGEMANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Anna F. Ringemann
Notary Public

My Commission Expires: Jan 9th 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey A. 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 20th day of August, 2015

(Seal)

ANNA F. RINGEMANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Anna F. Ringemann
Notary Public

My Commission Expires: Jan. 9th 2016