G#27819-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$592,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150096591 DEEDWARR
Recvd: 11/13/15 08:47 2 pgs
Fees:13.00 Taxes:2190.40
20151113-0115279

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles A. Steiner and Carolyn M. Steiner	New owner	**11604016700**
811 Wilson Boulevard		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jill Gilbert and husband, Michael N. Johnston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles A. Steiner and Carolyn M. Steiner, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the North 25 feet of Lot No. 3 and the South 50 feet of Lot No. 2, Block "L", on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 75 feet on the westerly side of Wilson Boulevard, formerly Wilson Avenue and Bosley Avenue, and runs back between parallel lines 250 feet, more or less, to the westerly margin of a 15 foot alley.

BEING the same property conveyed to Jill Gilbert and husband, Michael N. Johnston, by Warranty Deed dated June 12, 2006, from Michael T. Beckham and wife, Jill Tingley Beckham, of record in Instrument No. 20060615-0071187, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Jill Gilbert, pursuant to a Power of Attorney executed by her on the 26th day of October, 2015, of record in Instrument No. 20151113-0115278 _____, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **811 Wilson Boulevard, Nashville, TN 37215**.

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 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 GRANTEES, 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 **4th** day of **November, 2015.**

Jill Gilbert
by Michael N. Johnston, Attorney in Fact

Jill Gilbert
By Michael N. Johnston, Attorney-In-Fact

Michael N. Johnston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Michael N. Johnston,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jill Gilbert,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jill Gilbert** for the purpose therein contained, by signing the name of **Jill Gilbert** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **November, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael N. Johnston,** the within named seller, 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 at Nashville, Tennessee, this **4th** day of **November, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17