WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017540 DEEDWARR
Recvd: 03/03/16 11:12 2 pgs
Fees:13.00 Taxes:2035.00
20160303-0020392

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of February, 2016.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA DELWORTH

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
Benjamin S. Aplin	New owner	**Map 104-14-0 Parcel 039-00**
2514 Sharondale Drive		
Nashville, Tennessee 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,

Andrew Golden Steffens, married

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

Benjamin S. Aplin and Elizabeth Aplin, 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 Lot No. 2 on the map of H. E. Marlin's Subdivision of Lot Nos. 18, 20 and 21 of Bransford Realty Company's Sharondale Subdivision, not of record, and described according to a survey made October 16, 1935, by Erles Drake, County Surveyor, and amended and shown on a survey made April 1, 1939, by Clanchard & Parrish, Engineers, as follows:

Beginning at a point at the southeast intersection of Sharondale Drive and Marlin Avenue; thence with the margin of Marlin Avenue, North 45 deg. 15 min. East, 125 feet to a point; thence North 53 deg. 15 min. East, 95.75 feet to a point, the corner of Lot No. 2 and 5; thence with the line between said lots, southeasterly 68.75 feet to a point, the corner of Lot Nos. 1 and 2; thence with the line between said lots, South 47 deg. West 200 feet to the northerly margin of Sharondale Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Andrew Golden Steffens, a single man, by Deed dated December 30, 2011 from Charles Michael Kincade, married, of record in Instrument No. 20120106-0001380, Register's Office for Davidson County, Tennessee.

Emily Steffens, spouse of the above named Andrew Golden Steffens, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X_) Unimproved (____) property, known as **2514 Sharondale Drive, Nashville, Tennessee 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 **29th** day of **February, 2016.**

Andrew Golden Steffens

Emily Steffens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrew Golden Steffens and Emily Steffens,** the within named sellers, 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 Nashville, Tennessee, this **29th** day of **February, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017