WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,385,000.00

Kayla Dan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES ~~3/4/16~~ 2/29/20

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7921 STEINMETZ CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jan Philip Steinmetz	same	104-16-133.00
1910 Linden Avenue		
Nashville, TN 37212		

FOR AND 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,

PHILLIP M. STINSON AND JIMMY L. BUTLER

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

JAN PHILIP STEINMETZ AND SUSAN STEINMETZ, 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 TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1910 Linden Avenue, Nashville, TN 37212

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 hand on the 8th day of March, 2016.

Phillip M. Stinson

Jimmy L. Butler

BILL GARRETT, Davidson County
Trans:T20160019280 DEEDWARR
Recvd: 03/09/16 10:53 2 pgs
Fees:13.00 Taxes:5124.50
20160309-0022533

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, PHILLIP M. STINSON AND JIMMY L. BUTLER, 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 8th day of March, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being the Westerly half of Lot 78 on the Plan called George W. Blair's Revised Plan of Subdivision of Belmont Heights as found of record in the Office of the Register for Davidson County, Tennessee, in Book 332, Page 117, the said Westerly half of Lot No. 78 fronts fifty feet (50) on the Northerly side of Linden Avenue, and extends back between parallel lines one hundred seventy five (175) feet more or less to an alley.

Being the same property conveyed by Warranty Deed from Cornerstone Investments, Inc., a Tennessee Corporation to Phillip M. Stinson and Jimmy L. Butler, as recorded on the 28th day of April, 2014 in Instrument No. 20140428-0035642 and Warranty Deed from Robert N. Carnahan to Cornerstone Investments, Inc., a Tennessee Corporation, as recorded on the 30th day of October, 2013 in Instrument No. 20131030-0112628, as affected by Affidavit recorded at Instrument No. 20131202-0122401, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 117, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Deed of Easement recorded in Book 5659, Page 595.