This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO:
164-10-0-A-085.00CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
William Steele
2305 Cloudgrove Point
Antioch, TN 37013

SEND TAX BILLS TO:
new owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LOIS A. HUBBELL AND HUSBAND, ROGER W. HUBBELL**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **WILLIAM F STEELE, III UNMARRIED**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 233, on the Plan of Village Two, Summerfield, of record in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lois A. Hubbell and husband, Roger W. Hubbell, by Warranty Deed from Zeal Construction, LLC, dated October 28, 2005, appearing of record in Instrument No. 20051103-0133395, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to Plat of record in Instrument No. 20000929- 0096421; Easement to Bellsouth of record in Book 1141, Page 327; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20000809-0079074; Private Sanitary Sewer Easement of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248, Instrument No. 20000913-0091249, and Instrument No. 20000824-0083643; Quitclaim deed to Summerfield Homeowners' Association of record in Instrument No. 20010514-0049520; Charter of Summerfield Homeowners' Association of record in Book 11648, Page 660, and amended in Instrument No. 20010326-0028531; Restrictive Covenants of record in Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, and Instrument No. 20030527-0071167; Bylaws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261; Stormwater Detention Agreement of record in Instrument No. 20000113-0004777, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2305 Cloudgrove Point, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20160039934 DEEDWARR
Recvd: 05/12/16 16:12 2 pgs
Fees:13.00 Taxes:770.71
20160512-0047665

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of May, 2016.

Lois A. Hubbell

Roger W. Hubbell

OR

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lois A. Hubbell and Roger W. Hubbell, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$208,300.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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