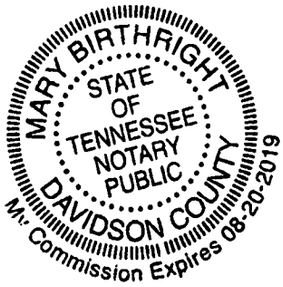
BILL GARRETT, Davidson County
Trans:T20160046786 DEEDWARR
Recvd: 06/03/16 08:51 2 pgs
Fees:13.00 Taxes:869.50
20160603-0055938



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karuna Jayathilake, married	Karuna Jayathilake (NAME)	14211015200
1440 W Running Brook Rd. (ADDRESS)	1440 W Running Brook Rd. (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mary Catherine Steger and Thomas Hall Steger, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karuna Jayathilake, married, hereinafter called the Grantees, their heirs and assigns, that 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. 8 ON THE PLAN OF SECTION SIX, VALLEY WEST OF RECORD IN BOOK 5050, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 45.59 FEET ON THE EASTERLY MARGIN OF BIRCH BARK DRIVE AND EXTENDS BACK 154.89 FEET ON THE NORTHWESTERLY LINE AND 163.78 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 184.49 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE W. STEGER AND MARY G. WALDO AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP FROM WILLIAM E. ADES AND SPOUSE MARTHA L. ADES, OF RECORD AS INSTRUMENT 20030117-0007492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARY G. WALDO DIED ON 11/25/2005, SURVIVED BY CATHERINE W. STEGER. CATHERINE W. STEGER SUBSEQUENTLY DIED UNMARRIED AND INTESTATE ON 1/25/2016, LEAVING MARY CATHERINE STEGER AND THOMAS HALL STEGER, JR., AS HER SOLE HEIRS AT LAW, ALL AS SET OUT ON AN AFFIDAVIT OF HEIRSHIP REGISTERED SIMULTANEOUSLY HEREWITH.* CATHERINE W. STEGER AND CATHERINE WALDO STEGER ARE ONE AND THE SAME PERSON. * 20160603-0055937

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7229 Birch Bark Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 26th day of May, 2016.

WARRANTY DEED
(Continued)

Mary Catherine Steger

Thomas Hall Steger, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Catherine Steger and Thomas Hall Steger, Jr., the herein 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, this the 26th day of May, 2016.

Notary Public



My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072