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Davidson County DEEDWARR
Recvd: 08/01/16 16:14 3 pgs
Fees:18.00 Taxes:1200.65
20160801-0079302

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $324,500.00.

Affiant

Subscribed and sworn to before me, this 19 day of July, 2016.

Notary Public
My commission expires: 10/18/19

07-1606-86421

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
James L. Cottingham	USAA Federal Savings Bank	180-04-0-B-105.00-CO
3412 Wynfall Lane	PO Box 7729	
Nashville TN 37211	Springfield, OH 45501-7729	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alec Steele and Jana M. Steele, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James L. Cottingham and Mary Beth Cottingham, husband and wife,** hereinafter called the Grantees, their successors 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. 163, on the Plan of Revision One, Brookview Forest, Phase III, of record in Instrument No. 20050919-0112306, as revised in Instrument No. 20051025-0128969, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alec Steele and Jana M. Steele, husband and wife by deed from John Houghtling and Sandra McDonald, husband and wife, dated April 4, 2008, recorded April 8, 2008, of record in Instrument No. 20080408-0035534, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3412 Wynfall Lane, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16 day of July, 2016.

Alec Steele

Jana M. Steele

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alec Steele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in ALPHARETTA, GA, this 15 day of July, 2016.

Notary Public

PATRICK C. LIAO
NOTARY PUBLIC - GEORGIA
FULTON COUNTY, GEORGIA
My Commission Expires Oct. 22, 2016

My Commission expires: 10/22/16

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **Jana M. Steele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 5th day of July, 2016.

Notary Public
State of Tennessee at Large

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 6-18-18

True Copy Certification

I, Deborah K. Devine, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Deborah K. Devine who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020