BILL GARRETT, Davidson County
Trans:T20160069607 DEEDWARR
Recvd: 08/11/16 10:58 2 pgs
Fees:13.00 Taxes:503.20
20160811-0083594

WARRANTY DEED

GR16-1345

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Philip Steen~~ Philip Steen	Guaranteed Rate, Inc.	
1345 Bell Rd. #406	(NAME) 3940 N. Ravenswood Ave	
(ADDRESS) Antioch, TN 37013-6718	(ADDRESS) Chicago, IL 60613	162120B05200CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW C. MARTIN AND WIFE, KRISTIE M. MARTIN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~PHILIP~~ Philip* STEEN AND NICOLE STEEN, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 Unit No. 20D of Tract 7 on the Plan of Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew C. Martin and wife, Kristie M. Martin, as tenants in common with right of survivorship by Quitclaim Deed from Matthew C. Martin and R. Kevin Martin, and K. Thomas Sidwell, Trustee, of record in Instrument No. 20100826-0067523, Register's Office for Davidson County, Tennessee, dated August 19, 2010 and recorded on August 26, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20020322-0035169, Instrument No. 20020722-0087814 and Instrument No. 20020913-0111601, Instrument No. 20020911-0110959, as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, Instrument No. 20020911-0110958, Book 7838, Page 934 and Instrument No. 20050107-0002864, Instrument No. 20011217-0138710, Instrument No. 20020320-0034488, Instrument No. 20130517-0050095, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1345 Bell Rd. #406 , Antioch, Tennessee 37013-6718
(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 GRANTEE(S), their heirs and 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 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 22nd day of July, 2016.

Matthew C. Martin

Kristie M. Martin

Kristie M. Martin

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of July, 2016, before me personally appeared Matthew C. Martin and wife, Kristie M. Martin, as tenants in common with right of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of July, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959