BILL GARRETT, Davidson County
Trans:T20160070495 DEEDWARR
Recvd: 08/15/16 10:36 2 pgs
Fees:13.00 Taxes:5087.50
20160815-0084666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cauley Harris Haston	NEW OWNER	117-06-0
(NAME)	(NAME)	(MAP)
2305 Hampton Avenue		088.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215-1405		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Malcolm Steele and wife, Cynthia Susskind, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Cauley Harris Haston and Carlene Lebous, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 200' of the easterly 275' of Lot No. 24 on the Plan of Hillsboro Heights, not of record, but described in Book 3374, page 160, Register's Office for Davidson County, Tennessee.

Said Lot fronts 200' on the southerly side of Hampton Avenue and extends back 342' on the easterly side line and 342.5' on the westerly side line to a rear line measuring 200' thereon.

Being the same property conveyed to Malcom Steele and wife, Cynthia Susskind by Warranty deed from Thomas E. Williams and wife, Pat Leake Williams of record in Book 8720, page 367, Register's Office for Davidson County, Tennessee, dated August 28, 1992 and recorded on September 2, 1992.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2305 Hampton Avenue, Nashville, Tennessee 37215-1405

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 12th day of August, 2016.

Malcolm Steele

Cynthia Susskind

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Malcolm Steele; Cynthia Susskind with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of August, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee
Notary Public
Davidson County