BILL GARRETT, Davidson County
Trans:T20160092040 DEEDWARR
Recvd: 10/18/16 15:45 2 pgs
Fees:13.00 Taxes:1065.60
20161018-0110221

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $288,000.00.

Affiant

Subscribed and sworn to before me, this 14TH day of October, 2016.

Notary Public
My commission expires: 7-3-17

05-1609-67006

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jean M. Steinford 2207 Berrywood Road Nashville TN 37216	NEW OWNER	072-08-0-244.00

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, **Hilda M. Dougherty, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jean M. Steinford, an unmarried woman**, 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. 205, on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Leonard G. Dougherty and wife, Hilda M. Dougherty by deed from Robert C. Weaver, Secretary of Housing and Urban Development, of Washington, D.C., dated April 29, 1966, recorded May 11, 1966, of record in Book 4015, Page 462, Register's Office for Davidson County, Tennessee. The said Leonard G. Dougherty having since died on October 9, 2012, leaving Hilda M. Dougherty as surviving tenant by the entirety.
>
> 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 2207 Berrywood Road, Nashville, TN 37216.

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 14th day of October, 2016.

x _____
Hilda M. Dougherty

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Hilda M. Dougherty**, 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 Hendersonville, TN, this 14th day of October, 2016.

x _____
Hutch Henderson
State of Tennessee at Large

My Commission expires

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020