Davidson County DEEDWARR
Recvd: 11/04/16 09:17 3 pgs
Fees:18.00 Taxes:540.94
20161104-0116791

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2526TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2016.

Notary Public

Commission Expiration: 12/10/2019

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Abrianna Huffstutler 2549 Sonar Street Nashville, TN 37214	NEW OWNER	052130B21800CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Adam D. Steck, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abrianna L. Huffstutler, a single woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2549 Sonar Street Nashville, TN 37214, County of Davidson to-wit:

Certain property in Davidson County, TN, described as Lot No. 6 on the Plan of River Glen, a Horizontal Property Regime located on Sonar Street, in Nashville, TN, together with Easements as shown on the plat of River Glen, Planned Unit Development, Phase V, Section 1, recorded in Instrument No. 20011207-0135344, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 6762, page 208, Book 10630, page 501, Book 11532, page 610 and Instrument No. 20020425-0051349, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 6762, page 208, Book 10630, page 501, Book 11532, page 610 and Instrument No. 20020425-0051349, said Register's Office, and By-Laws of record in Book 7566, page 606 and Instrument No. 20040915-0111299, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Adam D. Steck by deed from Kevin J. Lovette, unmarried dated 05/10/2007 and recorded 05/15/2007, filed of record in Instrument No. 200705015-0058095, said Register's Office.

Courtney Steck, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 052130B21800CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2549 Sonar Street, Nashville, TN 37214

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 unemcumbered, 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 hand this 31st day of October, 2016.

Adam D. Steck

Courtney Steck

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of October, 2016, before me personally appeared **Adam D. Steck and Courtney Steck**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of October, 2016.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Commission Expires
8.27.18

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY