WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160099258 DEEDWARR
Recvd: 11/09/16 13:32 2 pgs
Fees: 13.00 Taxes: 536.50
20161109-0118645

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Faustino Olea Rostro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2016

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Faustino Olea Rostro	Same.	42-16-142
(NAME)	(NAME)	
616 Gibson Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162485

For and 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/we, Robert Milton Steele, II, and Jerrie Melody Steele, Trustees of the Steele Joint Revocable Living Trust Agreement U/A/D December 12, 2002** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Faustino Olea Rostro**, 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. :

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Blair Heights, Section VI, of record in Plat Book 2331, page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Milton Steele, II and Jerrie Melody Steele, Trustees of the Steele Joint Revocable Living Trust Agreement U/A/D December 12, 2002 by deed from Robert M. Steele, II and wife, Jerrie M. Steele, dated December 12, 2002, of record in Instrument No. 20021228-0161420, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 616 Gibson Drive, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of November, 2016

Robert Milton Steele, II and Jerrie Melody Steele, Trustees of the Steele Joint Revocable Living Trust Agreement U/A/D December 12, 2002

Robert Milton Steele, II, Trustee

Jerrie Melody Steele, Trustee

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Milton Steele, II, Trustee and Jerrie Melody Steele, Trustee, of the Steele Revocable Living Trust Agreement U/A/D December 12, 2002, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of November, 2016.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

