(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014993 DEEDWARR
Recvd: 02/21/17 10:05 2 pgs
Fees:13.00 Taxes:1054.50
20170221-0017041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Steines and Crystyl C. Steines	SAME	
(NAME) 4844 Peninsula Pointe Drive	(NAME)	97-16-A 81 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **PATRICK E. DEFRANCESCO AND ELIZABETH C. DEFRANCESCO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN D. STEINES AND CRYSTYL C. STEINES, HUSBAND AND WIFE, AND DANIEL STEINES, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 12 on the Plan of The Peninsula, Phase 3, Section 2, of record in plat Book 9700, page 841, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrick E. DeFrancesco and Elizabeth C. DeFrancesco, husband and wife, by deed dated April 9, 2004, from Christopher C. Jones and wife, Leigh Ann Jones, of record in Instrument No. 20040413-0041433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Book 9700, page 841, said Register's Office; Restrictive Covenants of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, Book 11258, page 85 and Instrument No. 20001005-0099244, said Register's Office; Bylaws of record in Book 10973, page 39, said Register's Office; and Sewer easement of record in Book 10693, page 726, said Register's Office.

unimproved _
This is improved x property, known as 4844 Peninsula Pointe Drive, Hermitage, TN 37076
(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 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 hand this 17th day of February, 2017

Patrick E DeFrancesco by
Elizabeth C DeFrancesco, Attorney in Fact

PATRICK E. DEFRANCESCO BY: ELIZABETH C. DEFRANCESCO, ATTORNEY IN FACT

E. Elizabeth C. DeFrancesco

ELIZABETH C. DEFRANCESCO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth C. DeFrancesco, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2017.

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2017, before me personally appeared Elizabeth C. DeFrancesco, to me known to be the person who executed the foregoing instrument on behalf of Patrick E. DeFrancesco and acknowledged that she executed the same as the free act and deed of Patrick E. DeFrancesco.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2017.

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Notary Public