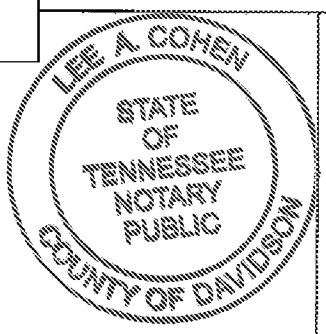
Davidson County DEEDWARR
Recvd: 03/31/17 10:55 3 pgs
Fees:18.00 Taxes:1017.50
20170331-0031515



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL G. WINTER, ET AL	Same as	**072-08-0-221.00**
(NAME) **2242 BERRYWOOD ROAD**	(NAME) new owner	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, KARA STEELMAN BANDY, FORMERLY KNOWN AS KARA E. STEELMAN, AND HUSBAND, JASON BANDY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL G. WINTER, AN UNMARRIED PERSON, AND EMILY ROUTON, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT 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. 154 on the Plan of Dalewood, Section 3, of record in Plat Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kara E. Steelman, a single woman, from Patricia B. McClanahan, unmarried, by deed dated September 30, 2013, of record in Instrument No. 20130930-0102352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 1835, Page 20; Restrictions of record in Book 1229, Page 325, Book 1786, Page 80, and Book 1855, Page 223; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 523: and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2242 BERRYWOOD ROAD, NASHVILLE, TN 37216**
(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; 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 our hands this 30th day of March, 2017.

KARA STEELMAN BANDY

JASON BANDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kara Steelman Bandy and Jason Bandy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of March, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

True Copy Certification

I, Ashley Morgan, 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 Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, 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: 9-25-2019

