WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036611 DEEDWARR
Recvd: 05/01/17 14:45 2 pgs
Fees:13.00 Taxes:917.60
20170501-0042682

Y-VRES-17-0137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clay Graham Steakley and Erica Steakley	**New Owner**	
(NAME)	(NAME)	**142-08-0A-041.00-CO**
137 Holly Forest		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN M. GRISSIM, TRUSTEE OF JEAN M. GRISSIM REVOCABLE LIVING TRUST DATED NOVEMBER 22, 2002, AS AMENDED APRIL 17, 2006, SEPTEMBER 24, 2007 AND JANUARY 4, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAY GRAHAM STEAKLEY AND ERICA STEAKLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 41 on the Plan of Coronada Town Home Condominiums, of record in Book 4860, page 26 and as shown on the Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675 and Book 5869, page 267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jean M. Grissim Revocable Living Trust dated November 22, 2002, as amended April 17, 2006, September 24, 2007 and January 4, 2011 by Warranty deed from James C. Summers and wife, Jean Storlie Summers of record in Instrument No. 20141217-0115657 Register's Office for Davidson County, Tennessee, dated December 5, 2014 and recorded on December 17, 2014.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Coronada Town Homeof record in 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, Book 5522, Page 576, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20141217-0115657 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• By-Laws of record in Book 4901, Page 702, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer easement of record in Book 4788, Page 761, Book 4816, Pages 965 and 968, in the Register's Office for Davidson County, Tennessee.
• Utility easement of record in Book 7173, Page 324, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Book 4902, Page 938, amended in Book 6132, Page 118 and Book 7694, Page 733, in the Register's Office for Davidson County, Tennessee.
• Repurchase and option agreement of record in Book 4904, Page 622 and counterpart to repurchase and

option agreement of record in Book 6657, Page 751, Book 5383, Page 376, Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee.
- Memorandum to Lease Agreement of record in Book 7114, Page 409, Book 7261, Page 577, Instrument No. 20011001-0105561, Instrument No. 20060607-0067801, Instrument No. 20100419-0029233, Instrument No. 20100419-0029232 and Instrument No. 20100330-0023625, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **137 Holly Forest , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF APRIL, 2017.

Jean M. Grissim, Trustee of Jean M. Grissim Revocable Living Trust dated November 22, 2002, as amended April 17, 2006, September 24, 2007 and January 4, 2011

BY: Jean M Grissim
Jean M. Grissim
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN M. GRISSIM, TRUSTEE of JEAN M. GRISSIM, TRUSTEE OF JEAN M. GRISSIM REVOCABLE LIVING TRUST DATED NOVEMBER 22, 2002, AS AMENDED APRIL 17, 2006, SEPTEMBER 24, 2007 AND JANUARY 4, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of April, 2017.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212