PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 3-2-2021 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170043155 DEEDWARR
Recvd: 05/22/17 09:54 2 pgs
Fees:13.00 Taxes:610.50
20170522-0050353

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Natalie T. Steinberg, and Amy W. Steinberg	CMG Mortgage, Inc.	**135-8B-43**
(NAME)	(NAME)	
3030 Ned Shelton Rd., Apt. 212	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170992

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, Kevin J. McElroy , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Natalie T. Steinberg, an unmarried woman, and Amy W. Steinberg, a married 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. :

Land in Davidson County, Tennessee, being Unit Number 212 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040210-0016203, 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 Kevin J. McElroy, an unmarried man by deed from Fannie Mae A/K/A Federal National Mortgage Association, dated March 26, 2012, of record in Instrument No. 20120413-0031742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following (a) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20031120-0169458 and Instrument No. 20031120-0169459, said Register's Office; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village and the By-Laws appended thereto, of record in Instrument No. 20040210-0016203, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3030 Ned Shelton Rd., Apt. 212, Nashville, TN 37217
(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 18th day of May, 2017

Kevin J. McElroy

Sarah Branham

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kevin J. McElroy and Sarah Branham, 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 18th of May, 2017.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020