WARRANTY DEED

P-KW-17-5800

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Austin K. Steele and Sarah E. Steele	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**164-13-0-065.00**
5800 Murphywood Xing	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2356	**Hoover, AL 35244**	
(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, **JESSICA HUMPHREVILLE, UNMARRIED, AND JONATHAN HUMPHREVILLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN K. STEELE AND WIFE, SARAH E. STEELE,** 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 Lot No. 223 on the Plan of First Revision, Asheford Crossing, Section Two of record in Plat Book 9700, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Humphreville, unmarried, and Jonathan Humphreville, unmarried, as joint tenants by Warranty deed from Matthew R. Clark and wife Leigh Anne Clark of record in Instrument No. 20031216-0179696 Register's Office for Davidson County, Tennessee, dated December 05, 2003 and recorded on December 16, 2003.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 171;
- Covenants, Conditions and Restrictions of record in Book 9651, Page 900, as amended in Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97, Book 11455, Page 769 and Instrument Nos. 20001018-0103441 and 20010418-0038191;
- By-Laws of record in Book 9651, Page 925;
- HOA Charter of record in Book 9651, Page 895, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5800 Murphywood Xing, Antioch, Tennessee 37013-2356**.

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.

BILL GARRETT, Davidson County
Trans:T20170053062 DEEDWARR
Recvd: 06/21/17 09:59 2 pgs
Fees:13.00 Taxes:665.63
20170621-0062365

Witness my/our hand(s) this the 16th DAY OF JUNE, 2017.

Jessica Humphreville

Jonathan Humphreville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA HUMPHREVILLE AND JONATHAN HUMPHREVILLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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