GRN-174721FC

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of August, 2017.

Anne Marie Angel
Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Caleb Gene Nixon	First National Bank of Eldorado, TX	041 12 0 020.00
(NAME)	(NAME)	
1120 Darbytown Drive	P.O.Box 737	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Eldorado, TX 76936	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/04/17 14:34 2 pgs
Fees:13.00 Taxes:543.90
20170804-0080045

For and in consideration of the sum of One Hundred Forty-Seven Thousand And No/100 Dollars ($147,000.00), 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 Steele and wife, Stacey Steele**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caleb Gene Nixon, unmarried and Gene Nixon, married**, 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. 15 on the Plan of Bellshire Estates, Section I, as of record in Book 2133, Pages 124 and 125, Register's Office for Davidson County.

Said Lot No. 15 fronts 111 feet on the northerly side of Darbytown Drive, and runs back 283.6 feet on the westerly line and 275.3 feet on the easterly line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Kevin Steele and wife, Stacey Steele, by Warranty Deed from Dana S. Glasgow and Donald W. Glasgow, dated March 05, 2004 and recorded March 12, 2004 as of record in Instrument No. 20040312-0028826, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1120 Darbytown Drive, Nashville, TN 37207

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, has 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 our hands this 1st day of August, 2017

Kevin Steele

Kevin Steele

Stacey Steele

Stacey Steele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kevin Steele and wife, Stacey Steele, the 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 and official seal, this the 1st day of August, 2017.

Angela G. Batson

Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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