Bill Garrett Davidson County
Batch# 172 DEEDWARR
09/11/2017 01:50:50 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20170911-0092922

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 12-1-2020
File No. 17-9626D

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jhason Smith and Brittany DeLano Smith, husband and wife (NAME)	F+M Bank (NAME)	75-5-77
216 Bonnacliff Court (STREET ADDRESS)	50 Franklin St. (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Clarksville TN 37040 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ashley Self, now known as Ashley Steinberger and Justin Steinberger, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jhason Smith and Brittany DeLano Smith, husband and wife,** 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. 857 on the plan of HERMITAGE HILLS, SECTION 8, as shown by plat of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 857 fronts 72.88 feet on the southerly margin of Bonnacliff Court and extends back 215.12 feet on the easterly side and 175.45 feet on the westerly side to a dead line in the rear on which it measures 116.76 feet.

BEING the same property conveyed to Ashley Self, an unmarried woman from Southeast Financial Credit Union, by Deed dated November 3, 2010, as Instrument No. 20101109-0089865, in the Register's Office for Davidson County, Tennessee.

Ashley Self having since married and is now known as Ashley Steinberger.

Justin Steinberger joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3643, page 243, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee.
The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 216 Bonnacliff Court, Hermitage, TN 37076.

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, 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. Whenever 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 7th day of September, 2017.

Ashley Self — September 07, 2017 Date

Ashley Steinberger — September 07, 2017 Date

Justin Steinberger — September 07, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Self, now known as Ashley Steinberger and Justin Steinberger, wife and husband, the bargainor(s), 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 7th day of September, 2017.

My Commission Expires: 8/2/2018

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066