WARRANTY DEED

Bill Garrett Davidson County
Batch# 1700 **DEEDWARR**
09/18/2017 11:07:49 AM 2 pgs
Fees: $13.00 Taxes: $564.25

20170918-0095133

MST 2017-1256

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF SEPTEMBER 2017

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Merrill Parent	Kim Merrill Parent	052-13-0B-059.00-CO
(NAME)	(NAME)	
1104 Alandee Street	3105 June Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1153	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Pam Jean Steenblock a/k/a Pam Steenblock, and husband, Donald Steenblock,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim Merrill Parent, unmarried 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 No. 107 on the Plan of Condominium Site plan Phase II-C, Section I, River Glen Subdivision of record in Plat Book 6900, Page 650 and 651, and amended in Plat Book 7900, Pages 233 and 234, 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 Jennifer Steenblock, unmarried and Matthew Robin Kearney, unmarried and Pam Jean Steenblock and husband Donald Lee Steenblock, as tenants in common with expressed rights of survivorship by Warranty deed from Gloria Dortch, unmarried of record in Instrument No. 20070403-0039749 Register's Office for Davidson County, Tennessee, dated April 2, 2007 and recorded on April 3, 2007.

Also being the same property conveyed to Pam Steenblock, a married person by Quitclaim deed from Matthew Kearney and Jennifer Kearney (Steenblock), a married couple of record in Instrument No. 20141031-0100802 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on October 31, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 650 and 651, and amended in Plat Book 7900, Pages 233 and 234, 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 Phase II-C, section I, River Glen Subdivision of record in Book 7566, Page 571, Book 7566, Page 606, Book 8258, Page 687, Book 8752, Page 751, Instrument No. 20040915-0111299, Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6762, Page 208, in the Register's Office for Davidson County, Tennessee. sewer Easement to Metro Government of Nashville of record in Book 7061, Page 172, and Deed Book 9523, Page 164, in the Register's Office for Davidson County, Tennessee. Waterline Easement to Metro Government of Nashville of record in Book 7061, Page 196, Deed Book 9523, Page 168, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20070403-0039749 in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Easements or claims of easements not shown by the Public Records. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1104 Alandee Street, Nashville, TN 37214-1153
(House Number) (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 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. 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 14th DAY OF September, 2017.

Pam Jean Steenblock

Pam Jean Steenblock

Donald Lee Steenblock

Donald Lee Steenblock

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pam Jean Steenblock and Donald Lee Steenblock, with whom I am personally acquainted (or provided 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 14th day of September, 2017.

Notary Public

My Commission Expires: 9/29/18

(SEAL)

RACHEL W. FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY