File Box 8

Bill Garrett Davidson County
Batch# 7052 DEEDWARR
10/03/2017 11:13:19 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171003-0101186

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176956

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

K. Nim
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2017.

Debbie Mann
Notary Public
My Commission Expires: _____

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anaise H. Bowen 215 Woodmaker Court Nashville, TN 37214	The Perpetual Financial Group 1838 Old Norcross Rd. Ste. 400 Lawrenceville, GA. 30044	108-16-375.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jason L. Steele and wife, Sherah Salome Steele, and Jason L. Steele, sole heir at law of Ronald L. Steele**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anaise H. Bowen, a single 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 Lot No. 113-B, Zone Lot Division of Lots 111, 112, 113, 124, 125 and 126 on the Plan of Percy Priest Woods, Section IV, as of record in Plat Book 6250, pages 356 and 357, as amended in Plat Book 6900, page 64, Register's Office for Davidson County, Tennessee, to which plan reference and amendment are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason L. Steele and wife, Sherah Salome Steele and Ronald L. Steele, unmarried, as tenants in common by Warranty Deed from Brian Wood and wife, Jennifer Wood, dated September 30, 2008, recorded October 3, 2008, of record in Instrument No. 20081003-0101008, Register's Office for Davidson County, Tennessee.

Ronald L. Steele having since died on October 9, 2012.

This Instrument is executed pursuant to the Affidavit of Heirship recorded in Instrument No. 20171003-0101185, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 215 Woodmaker Court, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2017.

Jason L. Steele, individually and as sole heir at law for Ronald L. Steele

Sherah Salome Steele

Sherah Salome Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jason L. Steele and Sherah Salome Steele**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2017.

DEBORAH T. BISSELL NOTARY PUBLIC STATE OF TENNESSEE

Deborah T Bissell

Notary Public
My Commission expires: 4-28-19