Bill Garrett DEEDWARR
Batch# 75117 2 pgs
04/02/2018 09:09:13 AM
Fees: $13.00 Taxes: $2,701.00
20180402-0029902

30617-8 Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate R. Steele	Farmington Mortgage, a Div of CapStar Bank	103-03-0K
(NAME)	(NAME)	(MAP)
144 48th Avenue North	2002 Richard Jones Road, Suite 300A	002.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37215	
(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, I/we, **Open Door Properties LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kate R. Steele, an unmarried woman, as to an undivided 50 % interest, and Tom R. Steele, a married man, as to an undivided 50 % interest, as joint tenants with rights of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, on the Plan of The Townhomes at Wyoming and 48th, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Townhomes at Wyoming and 48th, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170120-0006762 as amended in Instrument No. 20180323-0027547, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Open Door Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Donna Forsythe, unmarried of record in Instrument No. 20160712-0071094 Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 12, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 144 48th Avenue North, Nashville, Tennessee 37209

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 29th day of March, 2018.

Open Door Properties LLC

By: _____
Samuel J. Averbuch, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel J. Averbuch, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Open Door Properties LLC the within named bargainer, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Samuel J. Averbuch as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of March, 2018.

_____
Notary Public

My Commission Expires: 10/3/21

