WARRANTY DEED

Bill Garrett Davidson County
Batch# 77185 DEEDWARR
04/09/2018 09:18:57 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20180409-0032971

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David Steunebrink and Pamela Steunebrink	David Steunebrink and Pamela Steunebrink	83-8-180
(NAME)	(NAME)	
600 Inverness Avenue	600 Inverness Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180655

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, **I, Tanya L. Hereford, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Steunebrink and Pamela Steunebrink, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 183, on the plan of Rosewood Heights, Section V, which is of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Tanya L. Hereford, unmarried, by Warranty Deed from Terry L. Holbert, unmarried, dated June 26, 1996 and filed of record in Book 10101, Page 880, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, Page 750, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 917 Mitchell Road, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of April, 2018

Tanya L. Hereford

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tanya L. Hereford, the within named 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, at office, this 6th of April, 2018.

Notary Public
My Commission Expires: 3/23/21

