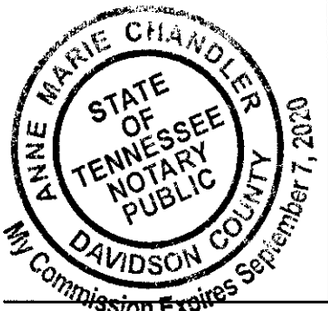
WARRANTY DEED

File #18158



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 81973 DEEDWARR
04/17/2018 03:28:28 PM 2 pgs
Fees: $13.00 Taxes: $4,569.50

20180417-0036224

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Nathan Steakley, Jr.	Traders Bank, a Branch of Citizens Bank of Lafayette	131060O00200CO
(NAME)	(NAME)	
2030 Castleman Drive	1602 N. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Shelbyville, TN 37162	
(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, I, **Betty L. Kimbrell, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Nathan Steakley, Jr. and wife, Jamie Gordon Steakley,** HEREINAFTER CALLED THE GRANTEE, HIS 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 B of 2030 Castleman Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2030 Castleman Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140827-0077993, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2030 Castleman Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140827-0077993, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Betty L. Kimbrell by Warranty Deed from Stern Construction, LLC, a Tennessee Limited Liability Company dated March 24th 2017 and recorded on March 27th 2017 of record in Instrument No. 20170327-0029819 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, with exception of Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2030 Castleman Drive, Nashville, TN 37215

(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 hand this 16 day of April, 2018.

Betty Kimbrell

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, Betty Kimbrell, 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 16 day of April, 2018.

My Commission Expires: GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212