Bill Garrett Davidson County
Batch# 107204 DEEDWARR
06/21/2018 12:39:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180621-0060019

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way Suite 135
Brentwood, Tennessee 37027

Send Tax Bills To:
Charles E. Steen, Jr and Deborah L. Steen
2716 McLemore Rd
Franklin, TN 37064

New Owner is:
Charles E. Steen, Jr and Deborah L. Steen, trustees
2716 McLemore Rd
Franklin, TN 37064

MAP PARCEL
103 080B 117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Charles E. Steen, Jr. and Deborah L. Steen, husband and wife, GRANTORS, have this day bargained, sold and herein conveys unto the Charles Steen and Deborah Steen Living Trust (a revocable trust), GRANTEE the following described tract or parcel of land, lying and being in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 117 as specified on the Plat shown in the Master Deed, on the Plan of Parklane Condominiums, Phase 1, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parklane Condominiums, of record on Book 7376, Page 571, Registers Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parklane Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Book 7376, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Charles E. Steen, Jr. and Deborah L. Steen, husband and wife, from Elizabeth Floyd Gerlock, Executrix of the Estate of Eunice Blair Floyd, of record in Instrument No. 20140226-0016275, Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

2) The Plan of record as set out on Exhibit "B" to the Master Deed as shown in Book 7376, Page 571, said Register's Office, shows an Owners Certificate, and is subject to all matters as set forth therein.
3) The Premises herein insured is a condominium apartment established pursuant to all 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 easements, rights and interest in favor of the 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 building thereon; and also including without limitations all conditions, covenants, restrictions, option, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase I.
4) By-laws of Parklane Condominiums, Phase 1 Homeowners' Association, Inc. of record in Book 7376, page 572, Register's Office for Davidson County, Tennessee.

This is an improved property, known as 117 Sloan Road, Nashville, TN 37209.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. 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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wide appertaining unto the Grantees, Grantees' heirs and assigns, in fee simple forever. The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the grantor has a good right to sell and convey the same; and that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee.

WITNESS our hands this 29th day of May, 2018.

GRANTORS:

CHARLES E. STEEN, JR.

DEBORAH L. STEEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared CHARLES E. STEEN, JR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of May, 2018.

NOTARY PUBLIC
My commission expires: 02/19/18



STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared DEBORAH L. STEEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of May, 2018.

NOTARY PUBLIC
My commission expires: 02/19/18

