BK 8

Warranty Deed

Bill Garrett Davidson County Batch# 112836 **DEEDWARR** 07/05/2018 01:58:59 PM 2 pgs Fees: $13.00 Taxes: $2,834.20 20180705-0065207	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $766,000.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2018. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Steele Hutto Katie Geer Hutto	RenaSant Bank	
5004 Dakota Avenue	2001 Park Place N Suite 150	091-15-0-237-00
Nashville, TN 37209	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH NATHAN STEAKLEY, JR., MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD STEELE HUTTO AND KATHERINE GEER HUTTO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a part of the southerly part of Block #17 on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the northerly margin of Dakota Avenue (formerly 4th Street) 160 feet east of the easterly margin of 51st Avenue North (formerly 10th Street); thence northerly parallel to the easterly margin of 51st Avenue North, 150 feet to the southerly margin of an alley; thence with margin of the same, easterly 50 feet to a point; thence southerly 150 feet to the northerly margin of Dakota Avenue; thence with the margin of the same, westerly 50.0 feet to the beginning.

Being the same property conveyed to James Nathan Steakley, Jr., unmarried by Warranty deed from Charles Dempsey Langston, Jr., Unmarried of record in Instrument No. 20140814-0073508 Register's Office for Davidson County, Tennessee, dated August 11, 2014 and recorded on August 14, 2014.

Scrivener's Affidavit dated October 24, 2014 and recorded October 27, 2014, states that the Grantee in the aforementioned deed was incorrect and should be JOSEPH Nathan Steakley, Jr., not James Nathan Steakley, Jr., of record in Instrument No. 20141027-0098748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Dempsey Langston, Jr. by deed from Cornerstone Investments, Inc. of record in Instrument No. 20120308-0020447 Register's Office for Davidson County, Tennessee, dated March 06, 2012 and recorded on March 08, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5004 Dakota Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2018.

Joseph Nathan Steakley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Nathan Steakley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Jamie Steakley, spouse of Joseph Nathan Steakley, Jr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jamie Steakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Steakley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018