WARRANTY DEED

Bill Garrett Davidson County
Batch# 116726 DEEDWARR
07/16/2018 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $665.63
20180716-0068909

W-VRES-18-1832-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Xandria Nicole Kidd	NEW OWNER	
(NAME)	(NAME)	163-16-0C-121.00-CO
1832 Isabelle Lane, Unit 121		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **TIMOTHY R. STEELE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XANDRIA NICOLE KIDD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Matlock, Phase 1, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument 20070509-0055599 & 20070705-0080103, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy R. Steele, unmarried by Warranty Deed from J2K Builders, LLC of record in Instrument No. 20091201-0109754 Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on December 01, 2009.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20070430-0051281 and Instrument No. 20180328-0028761, Register's Office of Davidson County, Tennessee.
- Master Deed for Matlock Towhomes of record in Instrument Number 20070502-0052533, amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee.
- By-Laws of Matlock Townhomes shown as Exhibit "C" to the Master Deed of record in Instrument Number 20070502-0052533, in the Register's Office for Davidson County, Tennessee.
- Charter of The Matlock Townhome Owners Association of record in Instrument Number 20070419-0046798, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common open space to Matlock Townhomes Owners Association of record in Instrument Number 20120209-0011829, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060712-0083452, in the Register's Office for Davidson County, Tennessee.
- Storm Water detention Agreement of record in Instrument Number 20060503-0050917, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater of record in Instrument Number 20170817-0084468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1832 Isabelle Lane, Unit 121, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF JULY, 2018.

Timothy R. Steele

Tamiko Steele, spouse of Timothy R. Steele, hereby joins in this conveyance and does transfer and convey any and all marital interest Tamiko Steele may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMIKO STEELE, the within named bargainor, 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 the 13th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019