This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 131326 DEEDWARR
08/20/2018 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $627.77
20180820-0082599

State of _____}
County of _____}

The actual consideration or value, whichever is greater for this transfer is: $ 169,668.00

_____
Affiant Signature

Subscribed and sworn to before me on this the 20th Day of Aug., 2018.

_____
Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Dale R. Steiner
1429 Ocoee Trl
Madison, TN 37115

SEND TAX BILLS TO:
Dale R. Steiner
1429 Ocoee Trl
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID #: 05314006800

WARRANTY DEED

18NT00334

Effective the 20th day of August, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Chad E. Youker, a single person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dale R Steiner, an unmarried man

Land in Davidson County, Tennessee, being Lot No. 180 in the unrecorded map or Plan of Nawakwa Hills, Powwow Addition, Section 6, being a subdivision of part of a tract of land and being more particularly described as follows:

Said Lot No. 180 fronts 50 feet on the Easterly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measures 100 feet thereon. The Northwest corner of Lot No. 180 being 50 feet Easterly from the Northeast corner of Lot No. 64 in the Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad E. Youker, a single person, by Warranty Deed from Prudential Relocation, Inc., dated 12/12/2011 and recorded 01/18/2012 as Document No. 20120118-0004820, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1429 Ocoee Trl., Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20th August, 2018.

Chad E. Youker

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Chad E. Youker**, the within named bargainer 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 and official seal at office, the 20th August, 2018.

Notary Public
My commission expires: 7/5/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-27-2016

201808200082599

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY