Karen Y Johnson Davidson County
Batch# 170884 DEEDWARR
12/05/2018 04:12:50 PM 2 pgs
Fees: $13.00 Taxes: $2,745.40
20181205-0118791

WARRANTY DEED

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$742,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2018.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jane E. Steffen	Fifth Third Mortgage Company	**Map 104-13-0 Parcel 011.00**
215 Cantrell Avenue	5001 Kingsley Dr.	
Nashville, TN 37205	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Curtis L. Baysinger and Mary R. Baysinger, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jane E. Steffen, unmarried person

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 50 on the Plan of Bransford Realty Co.'s Subdivision of Lots Nos. 8, 10, 11, 12, and part of Lot No. 9 in Block "E" and certain Lots in Block F & G in Whitland Realty Company's Subdivision, of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Curtis L. Baysinger and Mary R. Baysinger, husband and wife, by Deed dated January 27, 2004 from Daniel Allen Clay, an unmarried person, of record in Instrument No. 20040209-0015457, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 547, Page 53, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Current year taxes prorated and paid by the Grantor.

This is improved (__X__) Unimproved (____) property, known as **215 Cantrell Avenue, Nashville, TN 37205**

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 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/our hand(s) this **30th** day of **November, 2018.**

Curtis L. Baysinger

Mary R. Baysinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Curtis L. Baysinger and Mary R. Baysinger,** the within named seller, 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 at Nashville, Tennessee, this **30th** day of **November, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21