WARRANTY DEED

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell Dan Steele	NEW OWNER	05314008900
(NAME)	(NAME)	Karen Y Johnson Davidson County
1428 Pawnee Trail		Batch# 170901 DEEDWARR
(ADDRESS)	(ADDRESS)	12/06/2018 09:17:47 AM 2 pgs
Madison, TN 37115		Fees: $13.00 Taxes: $1,091.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181206-0118831

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Joe Ragland, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell Dan Steele and Emily Margaret Berndt Steele, husband and wife, 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:

TRACT No. 3: Map & Parcel - 05314-0-089.00

Land in Davidson County, Tennessee, beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on map or plan of Nawakwa Hills, dated April 13, 1930, and recorded November 15, 1930 in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 985.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southern margin of Nawakwa Trail, and the intersection of said Pawnee Trail, being the southeasterly corner of a tract or parcel of land conveyed to Joseph E. Fox and wife, by deed of record in Book 2036, Page 364, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Pawnee Trail south 44 deg. 23 min. east 100 feet to a point marked with an iron pin; thence south 45 deg. 37 min. west 150 feet more or less, to a point marked with an iron pin; thence north 44 degrees 23 minutes west 100 feet to a point marked with an iron pin; thence north 45 degrees 37 minutes east 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Joe Ragland by deed from Joe Fox, Jr., Linda Remo, Marilyn Lane, Haley Smith, as Administrator of the Estate of Sandra L. Jones, deceased, and Haley Smith, Sammy Jones, Casey Christensen a/k/a Casey Pistner and Gary Lance, Jr. being all the heirs at law of Sandra L. Jones, deceased of record in Instrument No. 20170726-0075415, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 843, Page 36 and 37, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1428 Pawnee Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-Kul-18-1428

Witness my hand this 3rd day of December, 2018.

Joe Ragland

STATE OF TENNESSEE

COUNTY OF Robertson

On this 3rd day of December, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER