Karen Y Johnson Davidson County
Batch# 180980 DEEDWARR
01/07/2019 07:58:30 AM 2 pgs
Fees: $13.00 Taxes: $2,386.13
20190107-0001302

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $644,900.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2019.

Notary Public

My Commission Expires: 5-6-19

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

18-0536

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Patton Steele, III		
1400 Calvin Ave	New Owner	083-05-0-422.00
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

John David Hall, unmarried,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

William Patton Steele, III, an unmarried man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block B, on the Plan of a Subdivision of the Hollins Home Place, of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John David Hall by Quitclaim Deed dated March 16, 2015 from John Hall, unmarried and Matthew Allen, unmarried, recorded March 16, 2015 at Instrument No. 20150316-0022532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1400 Calvin Ave, Nashville, TN 37206.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 3rd day of January, 2019.

John David Hall by Anita Hall his Attn. in Fact

John David Hall, by Anita Hall, his Attorney-in-Fact

STATE OF TEXAS

COUNTY OF Kaufman

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anita Hall, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact for John David Hall and who further acknowledged that she executed the within instrument as the free act and deed of John David Hall.

Witness my hand and official seal at Kaufman, Texas, this 3rd day of January, 2019.

Notary Public

My Commission Expires: 03/21/2022

HOLLIE NICHOLE ANSLEY
MY COMMISSION EXPIRES
March 21, 2022
NOTARY ID: 12975919-9

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Graco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020