Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 209875 **DEEDWARR**
03/26/2019 09:00:58 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190326-0027063

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

Subscribed and sworn to before me, this 22nd **day of March, 2019.**

Notary Public
My commission expires:

04-1902-57177

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mary Steinkirchner 129 Ellington Pl Madison TN 37115	First Tennessee Bank 1017 E. Morehead St., Ste2 Charlotte, NC 28204	051-10-0-B-022.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Michael James, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Steinkirchner, an unmarried woman**, hereinafter called the Grantees, their successors 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 Unit No. D-129, in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, as established by Master Deed of record in Book 6984, Page 84, and Instrument No. 20090603-0051203, a unit plat of which is shown attached as Exhibit "C" to the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juanda James and husband, Charles Michael James by deed from C. D. Downey, a widower, dated September 26, 2008, recorded September 29, 2008, of record in Instrument No. 20080929-0098742, Register's Office for Davidson County, Tennessee. The said Juanda James having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 129 Ellington Pl, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of March, 2019.

Charles Michael James

Charles Michael James

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles Michael James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Madison, TN, this 22nd day of March, 2019.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20