RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912020

Karen Johnson Davidson County
Batch# 252043 DEEDWARR
07/02/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20190702-0064814

**WARRANTY DEED**

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Debra Lee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2019.

Carol M Holmes
NOTARY PUBLIC

My commission expires: 3/31/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anna Lee Jones<br>2734 Dracut Lane<br>Nashville, TN 37211 | Same address as new owner | 173-09-0A-666.00CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars ($267,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUSTIN STEELE AND CAROL E. STEELE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANNA LEE JONES, SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 711, as shown on the plan of Section One of Phase Eight, Lenox Village, as of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Justin Steele, unmarried and Carol E. Goodwin, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 3/28/08 and recorded 3/31/08 in Instrument No. 20080331-0032193, in the Register's Office of Davidson County, Tennessee. Carol E. Goodwin is now married to Justin Steele and known as Carol E. Steele.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of June, 2019.

**JUSTIN STEELE**

**CAROL E. STEELE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Justin Steele and Carol E. Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of June, 2019.

Notary Public

Printed Notary Name

My commission expires: _____

Margaret R. Pearce
State of Tennessee
Notary Public
Davidson County
My Commission Expires

# True Copy Certification

I, Carol M. Holmes, 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.

Carol M. Holmes

State of Tennessee
County of Williamson

Personally appeared before me, Debra Loe, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: _____

