Karen Johnson Davidson County
Batch# 264178 DEEDWARR
07/30/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20190730-0075009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2019.

Notary Public

My Commission Expires: 9/25/19
(AFFIX SEAL)

SUNKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Dwight Vincent Tate	Dwight Vincent Tate	050-11-0A-020.00 CO and
108 Tiger Circle	108 Tiger Circle	
Nashville, TN 37207	Nash TN 37207	

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

Beverly Steel, an unmarried woman

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

Dwight Vincent Tate, Single Man

HEREINAFTER CALLED THE GRANTEE, HIS 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 known as Lot No. 20 as shown on the map entitled **Timberwood Cluster Lot Development**, of record as **Instrument Nos. 20080211-0013669, 20080211-0013670, and Instrument No. 20080211-0013671**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Beverly Steel, an unmarried person, by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., dated 4/24/08 and recorded 5/1/08 in Instrument No. 20080501-0044745, Register's Office for Davidson County, Tennessee.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20080211-0013669, in the Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080211-0013672, as amended in Instrument Number 20100202-0008170, Instrument Number 20100316-0019843, Instrument Number 20100910-0072176 and corrected in Instrument Number 20100929-0077630, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Quitclaim Deed of Common Areas to HOA of record in Instrucment Number 20140909-0082470, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrucment Number 20070501-0051523, in the Register's Office for Davidson County, Tennessee.

Terms, Conditions and Encroachments of record in in Instrument Number 20060425-0047333, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants Home Program of record in Instrument Number 20080228-0019666 and Amendment Instrument Number 20090910-0084973, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 108 Tiger Circle, Nashville, TN 37207.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 29th day of July, 2019.

Beverly Steel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Steel with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 29th of July, 2019.

Notary Public

My Commission Expires: 3/23/21

(SEAL)



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019