Karen Johnson Davidson County
Batch# 268508 DEEDWARR
08/08/2019 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190808-0078793

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-1713

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2019

Notary Public

Commission Expires: 5-23-23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Michael Steidl and Joy Steidl 2152 Ingram Road Nashville, TN 37189	Legacy Home Loans 4004 Hillsboro Pike Ste 216 B Nashville, TN 37215	031-00-0-123.00

WARRANTY DEED

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

Will Austin and Jennifer Austin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Michael Steidl and Joy Steidl, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of J. R. S/D of record in Plat Book 6900, Page 898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and being more particularly described as follows:

Beginning at an iron pin located on the North margin of Ingram Road, 1379 feet more or less from the West margin of Lickton Pike, said pin being the Southwest corner of the property herein described and being a new corner of the remainder of parcel 47; thence, leaving said margin and severing parcel 47, North 10 degrees, 59 minutes, 40 seconds West a distance of 454.56 feet to an iron pin, said pin being the Northwest corner of the property herein described and being a new corner of the remainder of parcel 47; thence continuing to sever parcel 47, North 78 degrees, 04 minutes, 00 seconds East a distance of 188.60 feet to an iron pin, said pin being the Northeast corner of the property herein described and being a new corner of the remainder of parcel 47, thence, continuing to sever parcel 47, South 10 degrees, 59 minutes, 40 seconds East a distance of 466.33 feet to an iron pin on the North margin of Ingram Road, said pin being the Southeast corner of the property herein described and being a new corner of the remainder of parcel 47; thence continuing along said margin, South 79 degrees, 00 minutes, 20 seconds West a distance of 9.54 feet to an iron pin at the beginning of a curve to the right; thence, continuing along said margin with a curve to the right (said curve having a radius of 1850 feet, a delta angle of 05 degrees, 33 minutes, 13 seconds, a chord bearing of South 81 degrees, 46 minutes, 57 seconds West and a chord distance of 179.25 feet) a distance of 179.32 feet to an iron pin, the point of beginning.

Being the same property conveyed to Will Austin and Jennifer Austin, husband and wife joint tenants with right of survivorship by Warranty deed from HSBC Mortgage Services Inc., of record in Instrument No. 20100302-0015601 Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded on March 02, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2152 Ingram Road, Nashville, TN 37189

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of August, 2019.

Will Austin

Jennifer Austin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Austin and Jennifer Austin** 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 official seal at Brentwood, Tennessee this 1st day of August, 2019.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5.23.23

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 4/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY