Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

Notary Public
My commission expires: 3/31/20

07-1907-87038

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sandra A.Tramontano 1977 Amelia Oaks Drive Fernandina Beach, FL 32034	NEW OWNER	136-13-0-056.00

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, **Michelle Steadman and William Steadman, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sandra A.Tramontano**, 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 Lot No. 102, on the Plan of Section Eight, Edge-O-Lake Estates, of record in Book 3700, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Steadman and William Steadman by deed from Bobby J. Fowler and Martha H. Fowler, husband and wife, dated July 31, 2015, recorded August 5, 2015, of record in Instrument No. 20150805-0077758, Register's Office for Davidson County, Tennessee.

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 **2853 Rural Hill Circle, Nashville, TN 37217.**

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.

Karen Johnson Davidson County
Batch# 272829 DEEDWARR
08/16/2019 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20190816-0082409

WITNESS my hand this 14th day of August, 2019.

Michelle Steadman

William Steadman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michelle Steadman and William Steadman**, 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 in Franklin, TN, this 14th day of August, 2019.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

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

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

