Karen Johnson Davidson County
Batch# 281865 DEEDWARRSP
09/06/2019 10:01:00 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20190906-0090117

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Anne Campbell Steger and Miles Magallanes 2063 Stokes Lane Nashville, Tennessee 37215	Same	117-07-0M-024.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHRISTOPHER H. STEGER and Wife, CAREY C. STEGER ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MILES MAGALLANES and Wife, ANNE CAMPBELL STEGER ("Grantee"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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

[Remainder of page intentionally left blank; signature page follows.]

WITNESS our hands this 27 day of August 2019.

GRANTOR:

CHRISTOPHER H. STEGER

CAREY C. STEGER

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public, CHRISTOPHER H. STEGER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the maker, and is authorized to execute this instrument as maker.

Witness my hand, at office, this 27th day of August 2019.

Notary Public
My Commission Expires: 01/30/2021

RUSS SWAFFORD STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public, CAREY C. STEGER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the maker, and is authorized to execute this instrument as maker.

Witness my hand, at office, this 27th day of August 2019.

Notary Public
My Commission Expires: 01/30/2021

RUSS SWAFFORD STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration for this transfer, or value of property (whichever is greater) is $300,000.00.

Affiant

Subscribed and sworn to before me this 27th day of August 2019.

Notary Public
My Commission Expires: 01/30/2021

RUSS SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Unit No. 2063, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher H. Steger and wife, Carey C. Steger, from Vishesh Chachra, unmarried, by Warranty Deed dated February 10, 2015, of record as Instrument Number 20150210-0012270, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2019, a lien not yet due and payable.

2. All matters shown on Plan of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land, embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairsted Park Condominiums of record in Instrument Number 20021121-0145225, as amended in Instrument 20030328-0041138, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers and/or storm drainage of record in Book 3921, page 507, in the Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 9619, page 112, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of right of entry agreement of record in Book 9921, page 620, in the Register's Office for Davidson County, Tennessee.

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