Karen Johnson Davidson County
Batch# 315224 DEEDWARR
11/14/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20191114-0117295

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is 259,900.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2019. Notary Public My commission expires: 11/5/2019
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charmaine Harris	**New Owner**	**150-08-0-039.00**
3525 Daisy Trail		
Nashville, TN 37013		

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,

Mark A. Steele and wife, Lisa B. Steele

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

Charmaine Harris and Harland G. Alexander, wife and husband

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. 322 on the Plan of Section Seven-B, "The Country" of record in Plat Book 6250, Page 505, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Steele, married, by Warranty Deed, from Larry N. Hanberry and wife, Suzanne S. Hanberry, dated March 31, 1999, of record in Book 11417, Page 788, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Mark A. Steele and wife, Lisa B. Steele, dated March 31, 1999, of record in Book 1140, Page 692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 6594, Page 639, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 6947, Page 284, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 6947, Page 292, 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 is improved property known as 3525 Daisy Trail, Nashville, TN 37013.

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 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 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 1st day of October, 2019.

X _____
Mark A. Steele

X _____
Lisa B. Steele

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of October, 2019, before me personally appeared Mark A. Steele and Lisa B. Steele, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2019.

_____
Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **19-294**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212