Karen Johnson Davidson County
Batch# 362436 DEEDWARR
02/24/2020 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20200224-0020253

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2020.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
M. Jonathon Loffi **Rebekah N. Loffi**	**New Owner**	**147030B05900CO**
811 Willowdale Ct		
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

Jamie R. Steelman and wife, Stacy D. Steelman

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

M. Jonathon Loffi and Rebekah N. Loffi, 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 Unit No. E-6 of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, Page 502, Register's Office of said County, together with an undivided percentage interest in the common element appurtenant thereto as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Jamie R. Steelman, a single man, by Warranty Deed from Ella D. Franklin, an unmarried woman, dated May 11, 2007, of record in Instrument No. 20070523-0061430, Register's Office for Davidson County, Tennessee. Jamie R. Steelman, a single man, conveyed subject property to Jamie R. Steelman, a single man and Christopher T. Grazer, a single man, as tenants in common, by Quitclaim Deed, dated May 11, 2007, of record in Instrument No. 20070523-0061432, Register's Office for Davidson County, Tennessee. Jamie R. Steelman, a single man, and Christopher T. Grazer, a single man, as tenants in common, conveyed subject property to C & J Properties, LLC of TN, by Quitclaim Deed, dated August 1, 2007, of record in Instrument No. 20070807-0094109, Register's Office for Davidson County, Tennessee. C & J Properties of TN, LLC, a Tennessee limited liability company, conveyed subject property to Jamie R. Steelman, unmarried, by Quitclaim Deed, dated March 6, 2008, of record in Instrument No. 20080312-0024966, Register's Office for Davidson County, Tennessee. Jamie R. Steelman conveyed his interest in subject property to Jamie R. Steelman and wife, Stacy D. Steelman, by Quitclaim Deed, dated January 4, 2019, of record in Instrument No. 20190129-0008308, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 370 Wallace Road E6, Nashville, TN 37211.

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 do 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 in 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.

Jamie R. Steelman Date: 2/21/20

Stacy D. Steelman Date: 2/21/20

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Jamie R. Steelman and Stacy D. Steelman, the within named Grantor(s), with whom I am personally acquainted (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, at office, this 21 day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 5-22-22

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY