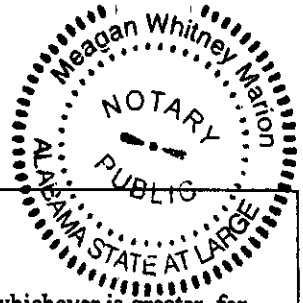


WARRANTY DEED

Karen Johnson Davidson County
Batch# 487630 **DEEDWARR**
10/01/2020 12:15:16 PM 2 pgs
Fees: $13.00 Taxes: $1,345.52

20201001-0113460

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$363,653.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public

My commission expires: July 14th 2021

(AFFIX SEAL)

OFFICIAL SEAL
MEAGAN WHITNEY MARION
NOTARY PUBLIC- ALABAMA
STATE AT LARGE
My Comm. Expires July. 14, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Douglas Brandon **Robert Bailey Brandon**	NEW OWNER	**Map 104-05-0 Parcel 040.00**
3708 Murphy Road		
Nashville, TN 37209		

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

Clarence A. Steineker, Jr., an unmarried man

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

William Douglas Brandon, married, and Robert Bailey Brandon, unmarried, as tenants in common with right of survivorship

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. 8, on the Plan of West Grove Subdivision, of record in Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 8 fronts 50 feet on the northerly side of Murphy Road and runs back between parallel lines, 164.4 feet, to an alley.

Being the same property conveyed to Clarence A. Steineker, Jr., an unmarried man, by Warranty Deed dated February 20, 2015 from High Definition Homes, LLC, of record in Instrument No. 20150225-0016028, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3708 Murphy Road, Nashville, TN 37209**

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 _____ day of **September, 2020.**

Clarence A. Steineker, Jr. _____

Clarence A. Steineker, Jr.

_____ _____

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, **Clarence A. Steineker, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mountain Brook (city), Alabama (state), this 30th day of **September, 2020.**

Meagan Whitney Marion

Notary Public

My Commission Expires: July 14th, 2021

OFFICIAL SEAL
MEAGAN WHITNEY MARION
NOTARY PUBLIC- ALABAMA
STATE AT LARGE
My Comm. Expires July. 14, 2021

Meagan Whitney Marion
NOTARY PUBLIC
ALABAMA STATE AT LARGE