THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2020.

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/07/2023

Karen Johnson Davidson County
Batch# 535763 **DEEDWARR**
12/16/2020 10:43:59 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20201216-0148501

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Teague and Sarah Teague 5324 Otter Creek Court Bentwood TN 37027	New Owner	Tax Parcel ID No. 145-15-0A-013.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin A. Steane, Trustee of the Steane Trust dated June 12, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Teague and Sarah Teague, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 16-A of Stratford Place Residential Condominiums, as described in Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, as amended in Book 7140, Page 592, Book 7234, Page 801, Book 7353, Page 472, Book 7462, Page 234, and in Book 7756, Page 116, , Book 7903, page 652, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, and Instrument No. 20161118-0122027, as corrected in Instrument No. 20161216-0132255, Instrument No. 20180213-0014344 and Instrument No. 20190715-0069123 in the Register's Office for Davidson County, Tennessee being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed , in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin A. Steane and wife, Susan M. Steane, by deed from S. R. Blanton Construction, Inc., of record in Book 7837, page 107 , dated May 5, 1989 , said Register's Office.

Being further conveyed to Edwin Arthur Steane, Trustee of the Edwin Arthur Steane Revocable Trust Dated October 2, 2012, by deed from Edwin A. Steane and wife, Susan M. Steane , of record in Instrument No. 20121015-0094281, dated October 8, 2012, said Register's Office.

Being further conveyed to Edwin A. Steane and wife, Susan M. Steane by deed from Edwin Arthur Steane, Trustee of the Edwin Arthur Steane Revocable Trust Dated October 2, 2012, of record in Instrument No. 20180604-0052766, dated May 29, 2018, said Register's Office.

Being further conveyed to Edwin Arthur Steane, Trustee of the Steane Trust dated June 12, 2020, by deed from Edwin A. Steane and wife, Susan M. Steane , of record in Instrument No. 20200617-0063536, dated June 12, 2020, said Register's Office. Susan M. Steane having since died on July 31, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 145-15-0A-013.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 560, said Register's Office.

Master Deed of record in Book 6472, page 47, Book 7140, page 592, as amended in Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343,Instrument No. 20161118-0122027, Instrument No. 20161216-0132255 and Instrument No. 20190715-0069123, said Register's Office.

First Amendment to the By-Laws of record in Instrument No. 20180213-0014344, said Register' s Office.

Agreement to Maintain of record in Book 6430, page 601, said Register's Office.

Right of Way Easement of record in Book 6507, page 851, said Register's Office.

This is improved property located at 5324 Otter Creek Court Bentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of December, 2020.

The Steane Trust dated June 12, 2020

By: Edwin A. Steane, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin A. Steane, 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 Trustee of the Steane Trust dated June 12, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2020.

Notary Public

My Commission Expires: _____

