Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 201031148

Karen Johnson Davidson County
Batch# 559037 **DEEDWARR**
01/22/2021 01:38:58 PM 2 pgs
Fees: $13.00 Taxes: $795.13

20210122-0009987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $214,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2021.

Notary Public
My Commission Expires: 05/13/2021

IA ALEXIS MENDL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynn T Steele 5258 Village Way Nashville TN 37211	New Owner	Tax Parcel ID No. 161 11 0E 002.00

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, **Brittney Hannah, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn T Steele, unmarried**, ("Grantees"), its 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 Lot(s) 25, as shown on the map entitled Villages of Brentwood Phase VIII, Section II, of record as Plat Book 7900, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brittney Hannah, by Quitclaim Deed from Morris Gene Hannah, Jr., and wife, Virginia Hannah, of record in Instrument No. 20090318-0024367, in the Register's Office of Davidson County, Tennessee, dated March 18, 2009 and recorded on March 18, 2009.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Brentwood Phase VIII, Section II, as recorded in Plat Book 7900, Page(s) 57.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Brentwood Phase VIII, as recorded in Plat Book 6200, Page(s) 769.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, as amended in Book 8507, Page 831.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7231, Page 789 and annexation recorded in Book 7582, Page 816.

Easement for Gas, recorded in Instrument Nos. 20130419-0039360 and 20160923-0100757.

This is improved property located at 5258 Village Way Nashville TN 37211

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 15th day of January, 2021.

Brittney Hannah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittney Hannah, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024