36268-8 Box 14

avidson County
Batch# 930738 DEEDWARR
10/18/2022 09:16:22 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20221018-0113553

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald E. Steele and Martha F. Steele, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shelby Buntin, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 14th Civil District, being Lot No. 7 on the Jackson and Averitt property according to a survey dated May 1, 1980, by Barry Greer and Associates, Land Surveyors, Tennessee Registered Survey No. 211. Said Lot No. 7 beginning at an iron pin in the margin of Gray's Point Road; thence North 00 degrees 51 minutes 42 seconds East 1,176.02 feet to a point; thence North 89 degrees 18 minutes East 207.0 feet to a point; thence South 00 degrees 51 minutes 42 seconds East 1,285.25 feet to a point at Gray's Point Road; thence North 62 degrees 32 minutes 42 seconds West 231.40 feet to the point of beginning, and containing 5.8 acres, more or less.

Being the same property conveyed to Gerald E. Steele and wife, Martha F. Steele, by Warranty Deed from Mark Kirkpatrick and wife, Lori C. Kirkpatrick, of record in Book 8009, Page 557, Register's Office for Davidson County, Tennessee, dated December 15, 1989 and recorded on December 21, 1989.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 387, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 5801, Page 462, amended in Book 8021, Page 87, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated.

This is improved property, known as: 4138 Grays Point Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Shelby Buntin **4138 Grays Point Road** **Joelton, TN 37080**	**NEW OWNER**	**029-00-0-317.00**

WITNESS THE EXECUTION HEREOF this 17th day of October, 2022.

Gerald E Steele
Gerald E. Steele

Martha F Steele
Martha F. Steele

State of Tennessee)
County of Davidson)

On this 17th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gerald E. Steele and Martha F. Steele, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 750,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of October, 2022.

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY