WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO. TENN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3757

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Caruthers	PrimeTrust Bank	142-09-0-F-603.00CO
(NAME)	(NAME)	
603 General George Patton Road	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/07/03 08:48 2pgs
Fees:13.00 Taxes:643.80

20031007-0147861

FOR AND 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 ACKNOWLEDGED, WE, Estate of Mamie K. Strowd, by Donna Killebrew McCabe, Personal Representative, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Caruthers and wife, Linda Caruthers, 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:

Unit No. 603, together with the Carport designated No. 603-C in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, as amended in Book 6900, Page 6547 et seq. and Book 8123, Page 690, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William S. Strowd and Mamie K. Strowd, husband and wife by Warranty Deed from Stanford G. Hahn, Sr. and June W. Hahn, husband and wife, dated August 20, 1998, of record in Book 1108, Page 536, said Register's Office. The said William S. Strowd having since died on February 11, 2001 leaving Mamie K. Strowd as the surviving tenant by the entireties. Mamie K. Strowd having died on April 26, 2003, leaving a will of record in Volume 2329-428631 in the Probate Office for Davidson County, Tennessee in which the Personal Representative, Donna Killebrew McCabe is authorized to sell the real property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 603 General George Patton Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 2nd day of October, 2003.

Estate of Mamie K. Strowd

By: Donna Killebrew McCabe

Donna Killebrew McCabe, Personal Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Mamie K. Strowd, by Donna Killebrew McCabe, Personal Representative the bargainor (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 and official seal at Brentwood, Tennessee this 2nd day of October, 2003.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna Killebrew McCabe with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Personal Representative of the Estate of Mamie K. Stroud the within named bargainor, and that he/she as such Personal Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 1/29/05



RETURN TO:

7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027