WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Brackman	SunTrust Mortgage, Inc.	117-8-61
(NAME)	(NAME)	
1707 Gale Lane	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Aaron Stranahan and spouse, Katherine Stranahan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Brackman and wife, Sallie Brackman, 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 parts of Lots 21 & 22 of the changed plan of the Subdivision of Lots 11, 12, 13, 14 & 15 in Belmont Terrace Annex No. 1 as of record in Book 547, page 99, Register's Office for Davidson County, Tennessee and an irregular shaped piece of ground in the rear of said lots which is part of the Martha N. Noel Land.

SAID property fronts 55 feet on the southwesterly margin of Gale Lane and extends back 126 feet, more or less, on the northwesterly line and 134 feet, more or less, on the southeasterly line to a dead line in the rear, measuring 55.7 feet, more or less, thereon.

Being the same property conveyed to Aaron Stranahan and spouse, Katherine Stranahan by deed from Martha M. Kendall, unmarried of record in Book 11599, page 159 Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
The Plan of Record in Book 547, page 99
Property taxes for the current year

unimproved ☐

This is improved ☒ property, known as 1707 Gale Lane, Nashville, TN 37212

(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 our hands this 13th day of September, 2006.

Aaron Stranahan

Katherine Stranahan

Davidson County DEEDWARR
Recvd: 09/14/06 13:19 2 pgs
Fees:13.00 Taxes:1265.40

20060914-0114144

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Stranalan and spouse, Katherine Stranalan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13TH DAY OF SEPTEMBER, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007