**WARRANTY DEED**

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24th** DAY OF **April, 2007**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/09/07 12:02 2 pgs
Fees:13.00 Taxes:861.73

20070509-0055769

# WARRANTY DEED

*This Instrument Prepared By:*
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Peter Stringfellow and Amber Stringfellow** | Countrywide Mortgage Ventures dba Commerce Union Mortgage | **147-01-0-004.00** |
| (NAME) **368 Lynn Drive** | (NAME) 105 Westpark Dr. #195 | |
| (ADDRESS) **Nashville,TN 37211** | (ADDRESS) Brentwood TN 37027 | |
| (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, **Bryan M. Davis and Lelia Vitale Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Stringfellow and Amber Stringfellow, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County,Tennessee, being Lot 425, PLAN OF CALDWELL HALL, SECTION VI, as shown on plat of record in Plat Book 2900, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryan M. Davis and wife, Lelia Vitale Davis by Warranty Deed from Jerry E. White and wife, Sylvia A. White, erroneously referred to as Sylvia D. White in the prior deed of record, recorded on the 10th day of May, 2002 in Instrument No. 20020510-0058113, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **368 Lynn Drive, Nashville, TN 37211**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **April, 2007**.

Bryan M. Davis

Bryan M Davis

BY; Lelia V. Davis, Atty-In-Fact

Lelia Vitale Davis

Lelia Vitale Davis

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Lelia Vitale Davis**, whom I am personally acquainted and upon her/his/their oath acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at **Nashville ,** Tennessee, this **4/24/2007** .

NOTARY

MY COMMISSION EXPIRES:
3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Lelia Vitale Davis, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Bryan M. Davis, and who acknowledged that she executed the same as the free act and deed of the said Bryan M. Davis, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.. * 20070509005 5768

Witness my hand and official seal this 24th day of April, 2007.

NOTARY

My Commission Expires: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN