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This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2987**

Davidson County DEEDWARR
Recvd: 05/17/07 11:24 2 pgs
Fees:13.00 Taxes:998.63
20070517-0059091

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of May, 2007 ,by and between **Todd Stratton and wife, Julia M. Stratton,** parties of the first part, and Relocation Advantage, LLC, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 108, ON THE PLAN OF REVISION ONE, SECTION TWO, LENOX VILLAGE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20020731-0091872, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TODD STRATTON BY WARRANTY DEED FROM WILLIAM P. VENABLE AND WIFE, MANDI S. VENABLE, RECORDED ON THE 14TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051014-0124053, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Julia M. Stratton joins in the execution of the within instrument to convey any interest she may have in the subject property by virtue of her marriage to Todd Stratton.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **173-9A-99.00 CO**

☒ Improved OR

☐ Unimproved property located at: **616 Saint Jules Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Todd Stratton

Julia M Stratton

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Todd Stratton and Julia M. Stratton** to me known to the persons or proved to me on the basis of satisfactory evidence described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and Notarial Seal this 21st day of April, 2007.

BEATRIZ E MORENO
MY COMMISSION # DD581895
EXPIRES: Aug. 6, 2010
(407) 398-0153 Florida Notary Service.com

Notary Public

My Commission Expires: Aug 6th 2010

****

Owner's Name: **Relocation Advantage, LLC**

and Address: **616 Saint Jules Lane, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

STATE OF: TENNESSEE

COUNTY OF: WILLIAMSON

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of May, 2007.

Notary Public

My Commission Expires: 3/12/2011

BRENDA R LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY