WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$105,000.00~~ $129,000.00

Everett Morgan Strobel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2008.

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
Everett Morgan Strobel	**SunTrust Mortgage, Inc.**	**133-2-189**
(NAME)	(NAME)	
3213 Avenal Avenue	**201 Fourth Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37219**	
(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, **Martin J. Strobel and wife, Ashley B. Strobel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Everett Morgan Strobel**, 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 Lots Nos. 19 and 20 on the plan of Airdrie Subdivision "E" property of D. C. Buell, as of record in Book 547, page 42, Register's Office for said County.

SAID Lots Nos. 19 and 20 front 50 feet each on the westerly side of Avenel Avenue, and run back between parallel lines, 183 feet to an alley in the rear.

Being the same property conveyed to Martin J. Strobel, Jr. and wife, Ashley B. Strobel by deed from John T. Pigg, Jr. unmarried of record in Instrument No. 20041021-0127017 Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the recorded plan and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **3213 Avenal Ave., 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.

Witness our hands this 18th day of January, 2008.

Martin J. Strobel

Ashley B. Strobel

Davidson County DEEDWARR
Recvd: 01/23/08 09:13 2 pgs
Fees:13.00 Taxes:477.30

20080123-0006890

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 Martin J. Strobel and wife, Ashley B. Strobel, 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 18th DAY OF JANUARY, 2008.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5 2011