WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHANNON PHILDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Davidson County DEEDWARR
Recvd: 02/04/08 09:22 2 pgs
Fees:13.00 Taxes:1727.90

20080204-0011095

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin J. Strobel & Ashley B. Strobel	Wells Fargo Home Mortgage	104-10-0-017
(NAME)	(NAME)	
202 Elmington Avenue	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Newark, NJ 07101-4701	
(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, **ALISTAIR JAMES REID FINLYASON, AND WIFE DIANA THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN J. STROBEL AND WIFE, ASHLEY B. 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 the northerly 60 feet of Lot No. 22, on the Plan of Joseph Warner's Subdivision, of record in Book 332, Page 154, Register's Office for said County.

Said part of Lot No. 22 fronts 60 feet on the easterly side of Elmington Avenue and runs back between lines, 181 feet 2 inches on the northerly line and 184 feet, more or less, on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to ALISTAIR JAMES REID FINLAYSON by deed from MILDRED S. LONG, TRUSTEE AND ERNEST S. SUTHERLAND, TRUSTEE, of record as Instrument No. 20010814-0087504 dated August 10,2001 in the Register's Office for Davidson County Tennessee. And being further conveyed by Quit Claim Deed to ALISTAIR JAMES REID FINLAYSON AND WIFE, DIANA THOMPSON, of record as Instrument No. 20060626-0075602 dated June 9, 2006 in the Register's office for Davidson County Tennessee.

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 202 Elmington Avenue Nashville, TN 37205

(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 30 day of January, 2008.

Alistair James Reid Finlayson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alistair James Reid Finlayson the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3DO this 30th day of January, 2008.

Commission expires: 11/22/08

Notary Public

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212