WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/08 13:50 2 pgs
Fees:13.00 Taxes:1616.90

20080409-0035985

File No.: 2008030044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 28th day of March, 2008

Notary Public

MY COMMISSION EXPIRES: 7-19-08 (AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl A. Strichik and Joseph R. Strich k	Suntrust Mortgage Inc.	083-06-0-243.00
(NAME)	(NAME)	
1715 Eastland Ave.	1001 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond, VA 23224	
(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, I/WE, Michael Velting, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl A. Strichik and Joseph R. Strichik, wife and husband, 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 Lot Number 7 on the plan of Olivia W. Sharpes's Addition to Nashville, of record in Book 332, Page 17, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Velting, an unmarried man by Warranty Deed from Michael J. LaJoie and wife, Alicia A. LaJoie, recorded 07/13/04 in Instrument Number 20040713-0083228, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to , Michael Velting, unmarried, and Fabian Sborovsky, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Michael Velting, dated July 9, 2004, recorded July 13, 2004 in Instrument Number 20040713-0083231, Register's Office for Davidson County, Tennessee. Subject property having been further conveyed to Michael Velting by Quitclaim Deed from Michael Velting, unmarried, and Fabian Sborovsky, unmarried, as joint tenants with rights of survivorship dated 06/09/05, recorded 06/27/05 in Instrument Number 20050627-0073504, 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 1715 Eastland Ave., Nashville, TN 37206
(House Number) (Street) (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 my/our hand(s) this 28th day of March, 2008.

Michael Velting

Michael Velting

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 28th day of March, 2008.

Notary Public

My Commission Expires 01/24/2009

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206