Davidson County DEEDWARR
Recvd: 04/16/08 10:17 2 pg:
Fees:13.00 Taxes:878.75
20080416-0038396

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08066

Send Tax Bills To:
Countrywide Bank, FSB
801 Crescent Centre Dr., Suite 510
Franklin, TN 37067

New Owner is:
George Andrew Stricklin
7404 Somerset Place
Nashville, TN 37221

MAP: 141-15-0D

PARCEL: 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John F. Lanz, Jr and spouse Audrey J. Lanz**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **George Andrew Stricklin and wife, JuYun Yang**, hereinafter referred to as Grantees, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **7404 Somerset Place, Nashville, TN 37221 (This is a corner lot and is on the Assessor and Trustee records as 7500 Staffordshire Drive, Nashville, TN.)**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the plan of Phase I, Sheffield on the Harpeth, of record in Book 6900, pages 10 and 11, Register's Office for said County.

Said Lot No. 66, which is a corner lot, fronts 93.30 feet on the northerly margin of Somerset Place and fronts 75.65 feet on the easterly margin of Staffordshire Drive, said frontages being joined by a curve having a length of 38.12 feet, and extends back 138.54 feet on the northerly line and 141.18 feet on the broken easterly line to a point of intersection

Being the same property conveyed to John F. Lanz, Jr. and spouse, Audrey J. Lanz, by Warranty Deed from Carol C. Brewer, a single person, dated December 21, 1993 and recorded December 22, 1993 in Book 9195, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6925, page 900; amended in Book 7145, page 954; Book 8146, page 463; Book 8505, page 598; Book 8747, page 97; and Book 9313, page 806; Charter of record in Book 6939, page 983; Easement to Sheffield on the Harpeth Homeowners Association of record in Instrument Number 20070816-0097979; amended in Instrument Number 20071120-0136002; and all matters shown on plat of record in Plat Book 6900, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantees.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of March, 2008.

GRANTOR(S):

JOHN F. LANZ, JR

AUDREY J. LANZ

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John F. Lanz, Jr and Audrey J. Lanz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of March, 2008.

CONNIE S. MADDUX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$237,500.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of March, 2008.

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My commission expires: 5/15/2010