RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 14:52 2 pgs
Fees:13.00 Taxes:573.13
20080529-0054830

DAWN ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-23-2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dina Myers Stroud and husband, James Daniel Stroud (NAME)	Numerica Mortgage (NAME)	
611 Tuckahoe Drive (ADDRESS)	615 Lynnhaven Pkwy (ADDRESS)	Map 42-14
Madison TN 37115 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	Parcel 14

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, **CHARLES DEVIER AND DAVID JENNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DINA MYERS STROUD AND HUSBAND, JAMES DANIEL STROUD**, 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:

Being Lot No. 60 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 and 127 and amended in Book 2695, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Devier and David Jenner, by Deed from J. Charles Phillips, unmarried and Gregory D. Phillips, unmarried, dated April 5, 2007, filed for record on July 6, 2007, of record in Instrument Number 200707060081082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 611 Tuckahoe Drive, Madison, TN 37115

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 13th day of May, 2008.

Charles Devier BY DJR Jenner
ATTORNEY IN FACT
Charles Devier

David Jenner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Jenner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 13th day of May, 2008.

My Commission expires:

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON * 20080529-0054829

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Jenner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Devier, as his Attorney In Fact, under Power of Attorney bearing Inst. No. *_____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Charles Devier, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 13th day of May, 2008.

Notary Public

My Commission Expires:

_____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011