File No. 280700294

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/08 14:21 2 pgs
Fees:13.00 Taxes:228.29
20080716-0073016

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin F. Madrigal	Edwin F. Madrigal	050-10-B-021.00
(NAME)	(NAME)	
~~3243 Masonwood Drive~~ 1257 Old Hickory Blvd.	1257 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37207~~ Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Robert Strickland Jr. and wife, Melissa Strickland**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Edwin F. Madrigal and wife, Lois H. Miller**, hereinafter called the grantees, thier 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 No. 773, on the Plan of Section Four Parkwood Estates, as shown on plat of record in Plat Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Citibank NA, as Trustee by deed from Crystanna Duffy, Co-Trustee of record in Instrument 20070301-0025097 on 01/24/2007 and filed for record on 03/01/2007, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert Strickland Jr. and Melissa Strickland by deed from Citibank NA, as Trustee of record in Instrument 20070530-0064226 on 04/30/2007 and filed for record on 05/30/2007, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: All matters as set forth per Plat Book 3300, Page 79 and Page 80, Register's Office of Davidson County, Tennessee..

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3243 Masonwood Drive, Nashville, TN 37207
(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, thier 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, thier 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 hands this 14th day of July, 2008.

Robert Strickland Jr. by Douglas Owen as attorney in fact

Robert Strickland Jr. by Douglas Owen as attorney in fact

Melissa Strickland, by Douglas Owen as attorney in fact

Melissa Strickland, by Douglas Owen as attorney in fact

STATE OF TENNESSE

COUNTY OF SUMNER

On this 14th day of July, 2008, before me personally appeared Douglas Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he the attorney-in-fact of Robert Stickland, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf.

Witness my hand at office this 14th day of July, 2008.

Commission expires: November 22, 2008

Kim Gillespie

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSE

COUNTY OF SUMNER

On this 14th day of July, 2008, before me personally appeared Douglas Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he the attorney-in-fact of Melisssa Strickland, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf.

Witness my hand at office this 14th day of July, 2008.

Commission expires: November 22, 2008

Kim Gillespie

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 280700294

RETURN TO:

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