Box 14-A
21434-8

File No. 280700552

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/08 08:30 2 pg
Fees:13.00 Taxes:676.73
20080806-0080840

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Strickland, Jr.	Countrywide Bank, FSB	173-15-0A-088.00CO
(NAME) 316 Upper Mill Drive	(NAME) P.O. Box 660694	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Jeffrey M. Belcik and wife, Molly J. Belcik, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto William G. Strickland, Jr. and Anna E. Strickland, husband and wife, hereinafter called the grantee(s), 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 No. 88 on a Final Plat of Mill Run Subdivision, Phase 1-A (Cluster Lot Development) of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery M. Belcik and wife, Molly J. Belcik by warranty deed from Jay L. Segadi and wife, April M. Segadi, of record in Instrument No. 20060426-0047706

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Instrument No. 200106080060668, Register's Office of said County.

Transmission Line Easement to Columbia Gulf Transmission Company of record in Book 3933, page 359, said Register's Office.

Sewer Easement to Metro Government of Nashville of record in Book 10448, page 188, said Register's Office.

Landscape Easement to Metropolitan Government of Nashville of record in Instrument No. 200104050033587, said Register's Office.

Stormwater Easement to Metropolitan Government of Nashville of record in Instrument No. 200104050033586, said Register's Office.

Conservation Greenway Easement to Metropolitan Government of Nashville of record in Instrument No. 200110240116286, said Register's Office.

Restrictive Covenants of record in Book 11675, page 472, Instrument No. 200002150015152, Instrument No. 200207010079016, 200211210144876, said Register's Office.

HOA Charter of record in Instrument No. 199912070300674, said Register's Office.

Quitclaim to Mill Run HOA for Open Space of record in Instrument No. 200112190139981, said Register's Office.

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 316 Upper Mill Drive, Antioch, TN 37013
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 31st day of July, 2008.

Jeffrey M. Belcik by Nancy King
Jeffrey M. Belcik Attorney in Fact
By Nancy King, Attorney-in-Fact

Molly J. Belcik by Nancy King
Molly J. Belcik Attorney in Fact
By Nancy King, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy King, with whom I am personally acquainted and show proved herself to be the Attorney in fact of Jeffrey M. Belcik and Molly J. Belcik, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2008.

Commission expires: 5-18-10

Kimberly D Hicks
Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280700552

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027