WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$720,000.00**

Tara S. Hinman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON P. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Strane **Julie Strane**	New Owner	**102-16-26**
(NAME) **608 Starlit Road**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, WE, **Kenneth F. Hinman and Tara S. Hinman, as equal tenants-in-common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Strane and wife, Julie Strane**, 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 No. 241 on the Plan of Hillwood Estates, Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County, to which pan reference is made for a more complete description.

Being the same property conveyed to Kenneth F. Hinman and wife, Tara S. Hinman by deed from John R. Jacobson and wife, Dee Denson Jacobson of record in Instrument No. 20010403-0032117 said Register's Office dated March 30, 2001 and further conveyed to Kenneth F. Hinman and Tara S. Hinman, as equal tenants-in-common by deed from Michael D. Sontag, in order to create a tenancy in common of record in Instrument No. 20020321-0034864 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **608 Starlit Road, Nashville, TN 37205**

(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, 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 27 day of February, 2009.

Kenneth F. Hinman

Tara S. Hinman

Davidson County DEEDWARR
Recvd: 03/04/09 15:32 2 pgs
Fees:13.00 Taxes:2664.00

20090304-0019420

STATE OF TENNESSEE

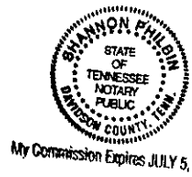
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth F. Hinman and Tara S. Hinman, as equal tenants-in-common, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 DAY OF FEBRUARY, 2009.

Commission expires:

Notary Public



My Commission Expires JULY 5, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212