THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2174

Davidson County DEEDWARR
Recvd: 06/25/09 10:58 2 pgs
Fees:13.00 Taxes:924.63
20090625-0059108

OWNER(S): THOMAS STRICKLER & ELLEN WITHROW

Property Address: 414 Lockland Drive, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael L. Willett, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Strickler and Ellen Withrow, as** joint tenants in common with (*)hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:
(*)right of survivorship

Being all of Lot No 178, the south 10.0 feet of Lot No. 179, and the North 10.0 feet of Lot No. 177, on the map of McEwen Place of record in Plat Book 332, page 133, Register's office for Davidson County Tennessee.

Said Lot and Part of Lots adjoin and front together 50.0 feet on the westerly side of Allen Street and run back between parallel lines 128.0 feet to an alley.

Being the same property conveyed to Michael L. Willett a single person by warranty Deed from Jeff Corle a single person of record in Instrument # 20060324-0033688, dated March 22, 2006, and filed for record March 24, 2006, said register's office.

This Improved property is also known as 414 Lockland Drive Nashville, TN 37206

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of June, 2009.

_____{Seal}
Michael L. Willett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of June, 2009, before me the undersigned officer, personally appeared Michael L. Willett, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

_____
Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $249,900.00.

_____
Affiant

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF JUNE, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 1/3/11

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 083-10-0-068.00

Bank of America, N.A.

801 Crescent Centre Drive, Ste. 510

Franklin, TN 37067

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
BROOKE SMITH

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state BROOKE SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON