WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040721 DEEDWARR
Recvd: 07/02/10 10:57 2 pgs
Fees:13.00 Taxes:371.85
20100702-0052008

JOSEPH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00.

Gregory Victor Struemph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Victor Struemph	New Owner	29-00-0/199.01
(NAME)	(NAME)	
3835 Cantarutti Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, **Tracy Lynn Arrington, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Victor Struemph, an unmarried man**, 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 a 3.9 acre ± tract of land lying in Davidson County, Tennessee, as shown on a survey made by Willis Land Surveying of Portland, Tennessee dated May 18th, 1993, and described as follows:

Beginning at an existing iron pipe lying in the South margin of Cantarutti Road, said point further described as being the Northwest corner of herein described tract and being near the creek; thence leaving said point of beginning and running with said margin the following calls: South 89 degrees East a distance of 65 feet to a point; South 61 degrees, 30 minutes East a distance of 100 feet to a point; South 35 degrees East a distance of 225 feet more or less to a set iron pin, Corner to Arrington; thence leaving said margin and running with a new line South 20 degrees, 29 minutes, 15 seconds West a distance of 346.76 feet to a set iron pin; thence North 88 degrees West a distance of 310 feet more or less to a point near the creek ; thence in the Northerly direction and generally following the creek the following calls; North 16 degrees East a distance of 151.1 feet to a point; North 24 degrees East a distance of 172 feet to a point; North 9 degrees, 30 minutes East a distance of 156 feet to a point; thence Northerly 80 feet more or less to the point of beginning containing approximately 3.0 acres.

Being the same property conveyed to Tracy Lynn Arrington by Quit Claim Deed from James E. Arrington and wife, Mary Catherine Arrington dated July 27th, 2000 and filed for record on July 27th, 2000 as Instrument No. 20000727-0074088, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in the Register's Office for Davidson County, Tennessee.

Subject to a Grant of Easement of record in Instrument No. 20060927-0119597 and to the Amendment to Grant of Easement of record in Instrument No. 20061130-0147695, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2010 Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 3835 Cantarutti Road, Joelton, TN 37080
(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 my hand this 25th day of June, 2010.

Tracy Lynn Arrington

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Tracy Lynn Arrington the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of June, 2010.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

