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# WARRANTY DEED

**THIS INDENTURE,** made and entered into this 3rd day of November, 2010, by and between **THOMAS W. STRANGE AND KATIE STRANGE, HUSBAND AND WIFE,** party of the first part, and Brandon H. Knell, unmarried, party of the second part.

**WITNESSETH:** That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 28, ON THE PLAN OF DUNCANWOOD, as shown on plat of record in Plat Book 1424, Page 139 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 28 fronts 170 feet on the Southwesterly margin of Brookmeade Drive and extends back 216.10 feet on the Southeasterly line and 203.0 feet on the Westerly line to a dead line in the rear, measuring 28.0 feet thereon.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20090507-0042038, in the Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 1424, Page 139; Declaration of Covenants, Conditions and Restrictions in Book 1786, Page 178; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

**THE CONSIDERATION** for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Thomas W. Strange
**THOMAS W. STRANGE**

Katie Strange
**KATIE STRANGE**

BILL GARRETT, Davidson County
Trans:T20100071901 DEEDWARR
Recvd: 11/12/10 14:20 3 pgs
Fees:18.00 Taxes:1517.00
20101112-0090904

**STATE OF** NORTH CAROLINA

**COUNTY OF** WAKE

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, THOMAS W. STRANGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 12th day of October, 2010.

Notary Public

My commission expires:
APRIL 01. 2011

**STATE OF** NORTH CAROLINA

**COUNTY OF** WAKE

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, KATIE STRANGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 12th day of October, 2010.

Notary Public

My commission expires:
APRIL 01. 2011

**STATE OF** Tennessee

**COUNTY OF** Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of November, 2010.

Notary Public

My commission expires:
7-8-13

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

PROPERTY ADDRESS: 1109 Brookmeade Drive,
Nashville, TN 37204

MAIL TAX NOTICES TO: Pinnacle National Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

NAME AND ADDRESS OF PROPERTY OWNERS: Brandon H. Knell
1109 Brookmeade Drive
Nashville, TN 37204

**TAX PARCEL NO.: 13104024400**

**Prepared By:**

**William N. Griffin, Jr., Atty**
**Griffin, Clift, Everton & Thornton, PLLC**
**6489 Quail Hollow Road, Ste 100**
**Memphis, TN 38120**

**Return To:**

Centennial Title Co, Inc.
30 Burton Hills Blvd., Ste. 165
Nashville, TN 37215