File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032783 DEEDWARR
Recvd: 06/02/11 10:58 3 pgs
Fees:18.00 Taxes:1468.53
20110602-0042126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$396,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney S. Strickland	Bank of America, N.A.	**154-117.00**
(NAME)	(NAME)	
8640 Poplar Creek Road	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas TX 75265-0070	
(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, **Jeffrey R. Wiser, and wife Marie P. Wiser**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney S. Strickland, and wife Julie L. Strickland**, 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:

Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to Jeffrey R. Wiser, and wife Marie P. Wiser by deed dated August 21, 2009 from Eugene A. Collins, unmarried of record in Instrument No. 20090824-0079074, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **8640 Poplar Creek Road, Nashville, TN 37221**

(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 **27th day of May, 2011**.

Jeffrey R. Wiser

Marie P. Wiser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jeffrey R. Wiser, and wife Marie P. Wiser** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated March 21, 1984, as follows:

Beginning at a point in the center line of Poplar Creek Road, Southwest corner of a 5.00 acre tract, tract 2 of the Division of part of Goodall Bailey property, then with center of road, with a curve to the left, Delta 13 deg. 37 min. 03 sec., radius of 992.67 feet, Chord North 63 deg. 27 min. 55 sec. West 235.37 feet a distance of 235.93 feet, thence North 70 deg. 16 min. 01 sec. West, 81.24 feet, then leaving a road, with the East margin of a 50 foot egress and ingress easement, North 28 deg. 59 min. 32 sec. East, 88.38 feet to an iron rod, North 18 deg. 54 min. 48 sec. West 382.34 feet to an iron rod, North 53 deg. 12 min. 37 sec. East, 339.51 feet to an iron rod, then with Goodall Bailey, South 30 deg. 15 min. 45 sec. East, 389.16 feet, to an iron rod in the West line of said tract 2, thence with said line South 12 deg. 49 min. 33 sec. West, 450.00 feet to the beginning; containing 5.00 acres, more or less and being part of book 4325, page 438, Ninth Civil District, Davidson County, Tennessee.

Together with and subject to an easement for access, together with the beneficial rights thereto, of record in Book 8635, page 657, said Register's Office. (Said access easement is now known as Taylor Lane)

JRW

MW