BILL GARRETT, Davidson County
Trans:T20110052040 DEEDWARR
Recvd: 08/23/11 15:46 2 pgs
Fees:13.00 Taxes:623.45

20110823-0065314

WARRANTY DEED

Tonja Barton
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th Day of August, 2011

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prudential Relocation, Inc.. NEW OWNER		098050A13400CO
(NAME)	(NAME)	
16260 N. 71st St.		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John K. Strain** * married hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Prudential Relocation, Inc., a Colorado corporation**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 75, on the plan of Hampton Hall, Section Five, of record in Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JOHN K. STRAIN by Deed from JIMMY L. MILLS AND WIFE, DARNELL MILLS, dated 07/28/2005 and filed for record on 08/03/2005 in Instrument No. 20050803-0090586, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat Book 9700, Page 216, Instrument No. 20000728-0074425, said Register's Office.
Restrictions of record in Book 10278, Page 257, as amended in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, and in Instrument No. 20000608-0057413, said Register's Office.
Storm water Detention Agreement of record in Book 10584, Page 114, said Register's Office.
Charter of record in Book 10290, Page 261, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20000728-0074532, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

*Maria A. Strain, wife of John K. Strain, joins in this instrument to convey any and all interest in said property.

This is improved ☑ property, known as 5625 Chestnutwood Trail, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 13th day of May 2011

John K. Strain

Maria A. Strain*

*Maria A. Strain joins in this instrument to convey any and all interest she has in said property.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me John K. Strain, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 13 day of May, 2011

Candace A. Ridley
Notary Public
My Commission Expires: March 3, 2014

CANDACE A. RIDLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Marie A. Strain, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 13 day of May, 2011

Candace A. Ridley
Notary Public
My Commission Expires: March 3, 2014

CANDACE A. RIDLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027