Box 13
#16474

BILL GARRETT, Davidson County
Trans:T20110053498 DEEDWARR
Recvd: 08/30/11 11:17 2 pgs
Fees:13.00 Taxes:370.00
20110830-0067097

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **Master - TN Purchase**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/19/2011**, by and between **Freddie Joseph Toon, an unmarried individual, Gordon Joaquin Toon, an unmarried individual, Misty Toon Gray, an unmarried individual,** parties of the first part, and **Amelia Stricklin, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had 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 City of **Madison,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 28 on the Plan of Idlewild Court (erroneously referred to as Idlewild Subdivision of record in Plat Book 6250, Page 371 (Erro, Page 301, as revised in Book 6250, page 563, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Edna Ruth Toon by deed from Linder Construction Company, Inc. of record in Book 6824, page 739, said Register's Office. The said Edna Ruth Toon died November 27, 2010 and by Will of record as Case No. 11P558 in the Probate Office for Davidson County, Tennessee, the said property is devised to Freddie Joseph Toon, Gordon Joaquin Toon and Misty Toon Gray.

This conveyance is made subject to:

Parcel ID # **52-5A-244CO**
☒ Improved OR
☐ Unimproved property located at: **1128 Idlewild Court, Madison, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

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

Freddie Joseph Toon

Gordon Joaquin Toon

Misty Toon Gray Stricklin

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Freddie Joseph Toon, Gordon Joaquin Toon and Misty Toon Gray** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of August, 2011..

Notary Public

My Commission Expires: 7/6/15

KAREN C. PLATT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

Owner's Name: **Amelia Stricklin**

and Address: **1128 Idlewild Court, Madison, TN 37115**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Superior Bank
17 N 20th Street
Birmingham AL 35203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of August, 2011..

Notary Public

My Commission Expires: _____

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County