Bk 29

BILL GARRETT, Davidson County
Trans:T20120055476 DEEDWARR
Recvd: 07/27/12 14:46 2 pgs
Fees:13.00 Taxes:296.00
20120727-0066531

18478
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Michael W. Raines
5885 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills to: and
New Owner

Map-Parcel:
09504003600

FOR AND IN 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, I/we, **Donna Colley Strasser, Trustee, or their successors in trust, under the revocable STRASSER LIVING TRUST, dated September 21, 1998, and any amendments thereto** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael W. Raines and wife, Amy V. Raines**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 229 on the Map of Merry Oaks in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 93 feet on the westerly side of McGavock Pike and runs back 247.2 feet on the northerly line and 276.9 feet on the southerly line to a dead line on which it measures 98 feet.

BEING the same property conveyed to William A. Strasser and Donna Colley Strasser, Trustees, or their successors in Trust, under the revocable Strasser Living Trust, dated September 21, 1998, and any amendments thereto, by Quitclaim Deed from William A. Strasser and wife, Donna C. Strasser, dated November 20, 1998, and filed in Book 11219, page 866, said Register's Office. The said William A. Strasser having since died.

THIS conveyance is subject to any and all existing easements, restrictions and zoning regulations of record.

This is improved property known as: 226 McGavock Pike, Nashville, TN 37214

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 whosoever.

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 on this the 26th day of July, 2012.

Donna Colley Strasser, Trustee

Donna Colley Strasser, Trustee

STATE OF TENNESSEE :
COUNTY OF DAVIDSON:

On this 26th day of July, 2012, before me personally appeared Donna Colley Strasser, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Sworn to and subscribed before me
this 26th day of July, 2012.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014