WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-24-14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

Box 13
#17050

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Strauser	Primary Residential Mortgage, Inc.	05203002300
(NAME)	(NAME)	
438 Kinsey Blvd.	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Salt Lake City, UT 84116	
(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, The Marcus Jones Education Land Trust, Southern Land Acquisitions, Inc, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Strauser and Flora Gaye Strauser, husband and wife, 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:

Being Lot No. 22 on he unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, according to a survey made and completedby T.W. Briley, County Surveyor, on October 7, 1937.

Said Lot No. 22 fronts 50 feet on the westerly margin of Kinsey Boulevard and extends back 140 feet on the southerly line and 150 feet on the northerly line to a dead line which measures 50 feet.

Being the same property conveyed to The Marcus Jones Education Land Trust, Southern Land Acquisitions, Inc.,Trustee, by deed of record in Instrument No. 20120130-0008138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 438 Kinsey Blvd., Madison, TN 37115
(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.

BILL GARRETT, Davidson County
Trans:T20120055614 DEEDWARR
Recvd: 07/30/12 09:32 2 pgs
Fees:13.00 Taxes:266.40
20120730-0066707

Witness my hand this 20th day of July, 2012.

The Marcus Jones Education Land Trust, Southern Land Acquisitions, Inc, Trustee

By: _____
Robert J. Notestine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Robert J. Notestine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Southern Land Acquisitions, Inc. and that he a such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2012.

Commission expires:

1-24-15

_____
Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY