G-24219-4
Box 14

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120061067 DEEDWARR
Recvd: 08/16/12 09:05 2 pgs
Fees:13.00 Taxes:627.58
20120816-0073267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,615.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2012.

Notary Public

My commission expires: 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dominick Ivener Kathryn Taylor	Avenue Bank	
2145 Maynard Court	3823 Cleghorn Ave.	58-9-A-39.00
Nashville, TN 37218	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY L. STRATTON AND YURRY STRATTON FKA YURRY HAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOMINICK J. IVENER AND KATHRYN M. TAYLOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Lot No. 39 on the Plan of Creekside Trails - Phase 2 of record in Instrument Number 20020709-0082562, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly L. Stratton and Yurry Han, both unmarried, as joint tenants with right of survivorship by Deed from Forrest Harris, Sr. of record at Instrument No. 20070502-0052594, Register's Office for Davidson County, Tennessee, dated April 30, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2145 Maynard Court, Nashville, TN 37218.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2012.

Kelly L. Stratton

Yurry Stratton FKA Yurry Han

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly L. Stratton and Yurry Stratton FKA Yurry Han, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2012.

Notary Public

My Commission Expires: April 12, 2014

ROBERT V NERO III
Notary Public - State of New York
No. 01NE6220201
Qualified in Suffolk County
My Commission Expires Apr. 12, 2014