Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 20
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-VRES-12-1225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20120084747 DEEDWARR
Recvd: 11/06/12 10:10 2 pgs
Fees:13.00 Taxes:739.63
20121106-0102264

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Daniel Brough	New Owner (NAME)	
1225 Plymouth Avenue (ADDRESS)	(ADDRESS)	MIP
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-12-63

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SCOTT D. STRAUSBAUGH AND MELISSA A. STRAUSBAUGH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL BROUGH AND MADELINE BROUGH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 41 ON THE PLAN SHOWING RE-SUBDIVISION OF LOTS 70-73-76-77-78-79-80-81-82-83-86-87-88-89-90-91-92-93 94-95-96-97, EASTDALE PLACE OF RECORD IN PLAT BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, AND A PART OF A TRACT OF 6.9 ACRES LYING IN THE REAR OF SAID LOT NO. 41, AS SHOWN ON SAID PLAN, AND DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF PLYMOUTH AVENUE AT THE COMMON CORNER OF LOT NOS. 40 AND 41: THENCE WITH THE LINE BETWEEN SAID LOTS NORTHEASTERLY 180 FEET TO THE COMMON NORTHERLY CORNER OF SAID LOTS, AND CONTINUING WITH SAID LINE OF EXTENDED IN SAID DIRECTION 184 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF THE PROPERTY OF NEWMAN CHEEK IN THE NORTH LINE OF SAID 6.9 ACRES TRACT: THENCE WITH THE SOUTH LINE OF THE NEWMAN CHEEK TRACT NORTH 87.5 DEGREES WEST 67.5 FEET, TO A POINT WHERE THE LINE BETWEEN LOT NOS. 41 AND 42 WOULD INTERSECT THE NEWMAN CHEEK SOUTH BOUNDARY IF EXTENDED; THENCE SOUTHERLY 158 FEET TO THE CORNER OF LOT NOS. 41 AND 42, AND CONTINUING WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 180 FEET TO THE NORTHERLY MARGIN OF PLYMOUTH AVENUE; THENCE WITH THE MARGIN OF SAME EASTERLY 60 FEET TO THE POINT OF BEGINNING, THE LAND BEING A LOT 60 FEET ON THE NORTHERLY SIDE OF PLYMOUTH AVENUE AND RUNNING BACK 364 FEET ON THE EASTERLY LINE AND 338 FEET ON THE WESTERLY LINE, TO A DEAD LINE AND 338 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 67.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO SCOTT D. STRAUSBAUGH AND MELISSA A. STRAUSBAUGH, HUSBAND AND WIFE BY WARRANTY DEED FROM DENNIS A. BEARD AND DONNA M. BEARD, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20040129-0011137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27, 2004, RECORDED JANUARY 29, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 974, PAGE 22; BOOK 4246, PAGE 115; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1225 Plymouth Avenue, Nashville, Tennessee 37216
(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 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 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/our hand(s) this 30th day of October, 2012.

Scott D. Strausbaugh

Melissa A. Strausbaugh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott D. Strausbaugh and Melissa A. Strausbaugh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903