WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073915 DEEDWARR
Recvd: 08/27/13 10:59 2 pgs
Fees:13.00 Taxes:662.30
20130827-0090224

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Carl J. Strassle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2015

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mason J. Herron	Mason J. Herron	08108042400
(NAME)	(NAME)	
1715 6th Ave N.	1715 6th Ave. N	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville, TN 37208	
(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, Carl J. Strassle and wife, Sandra Strassle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MASON J. HERRON AND WIFE, EMILY C. HERRON, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 208, North Nashville Real Estate Company's Plan of Lots, as shown on plat of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed dated July 14, 2009, to Carl J. Strassle and wife, Sandra Strassle, from Thomas Mattingly, a married man, of record in Instrument No. 20090714-0065922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS OF RECORD IN BOOK 21, PAGE 105, SAID REGISTER'S OFFICE AND SUBJECT FURTHER SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

unimproved ☐

This is improved ☑ property, known as 1715 6th Ave. North, Nashville, TN 37208
(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.

Witness our hands this 22nd day of August, 2013.

Carl J Strassle

Sandra Strassle

STATE OF TENNESSEE

COUNTY OF Davidson

* wife

On this 22nd day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl J Strassle and*Sandra Strassle**, with whom I am personally acquainted (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 they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115