| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,017,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2013.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-11-17<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans: T20130085308 DEEDWARR
Recvd: 10/02/13 15:12 2 pgs
Fees: 13.00 Taxes: 3764.75
20131002-0103631

PHYLLIS KEEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles N. Martin, Jr., Trustee | | 13003001000 |
| 4405 Howell Place | **SAME** | |
| Nashville, TN 37205 | | |
| (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, **Samuel B. Strang and wife, Perian C. Strang**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles N. Martin, Jr., Trustee of the Leipers Creek Revocable Trust U/A dated October 8, 2004**

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:

Land in Davidson County, Tennessee, being the easterly 127 feet of Lot No. 7 on the Plan of a subdivision of Lots 12 and 13 and re-subdivision of Lots 10 and 11 of Belle Meade Plan II, of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 127 feet on the southerly side of Howell Place and extends back between parallel lines with the westerly margin of Cherokee Circle 200 feet to the center of a private alley.

Being the same property conveyed to Samuel B. Strang and wife, Perian C. Strang by Warranty Deed dated 4/1/02 from Compression ++, Inc., a Tennessee Corporation (incorrectly named as C++ Inc in deed of record in Instrument No. 200001040000799,) as of record in Instrument No. 20020402-0039927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All matters appearing on the plan of record; (2) All applicable governmental and zoning regulations; (3) Rights of others to the use of the private alley.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4405 Howell Place, Nashville, TN 37205.**

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 the 30th day of September, 2013.

Samuel B. Strang

Perian C. Strang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel B. Strang** and **Perian C. Strang,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2013.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY