WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029830 DEEDWARR
Recvd: 05/01/14 10:55 2 pgs
Fees:13.00 Taxes:2586.30
20140501-0036759

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Johnson	Wells Fargo	
(NAME)	(NAME)	
419 Lynnwood Blvd.	101 N. Phillips Ave	116-15-62
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Sioux Falls, SD 57104	
(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, **EDWARD L. STRINGFELLOW AND WIFE, ASHLEY H. STRINGFELLOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER A. JOHNSON AND JOSHUA N. WHEELER, WIFE AND HUSBAND,** 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 Lot No. 71A and part of Fourth Street, now closed, on the Plan of Resubdivision of Parts of Royal Oaks of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot No. 71A.

Said Lot No. 71A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynwood Boulevard and run back between parallel lines 298.8 feet to a deadline.

Being the same property conveyed to Edward L. Stringfellow and wife, Ashley H. Stringfellow, by deed from Kenneth M. Thornsberry, unmarried, of record in Instrument #20100428-0032185, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 974, pages 4-5, said Register's Office; and (c) sewer easement of record in Book 5787, page 190, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 419 Lynnwood Blvd., Nashville, TN 37205
(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 29th day of April, 2014.

Edward L. Stringfellow

Ashley H. Stringfellow

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Stringfellow and Ashley H. Stringfellow, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2014.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 3, 2015

Return to:

Realty Title

206A Cool Spgs Blvd, Ste 106

Franklin, TN 37067