BILL GARRETT, Davidson County
Trans:T20140057723 DEEDWARR
Recvd: 08/07/14 09:51 2 pgs
Fees:13.00 Taxes:414.40
20140807-0071073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 112,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN LEITH	NEW OWNER	**095020A12200CO**
122 COTTAGE PLACE		
NASHVILLE, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

RODGER STROUD AND WIFE, SHELIA STROUD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN LEITH, AN UNMARRIED MAN

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:

BEING UNIT NO. 54 ON THE PLAN OF COTTAGE PLACE CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGE 816-823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ANY UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL AS DESCRIBED IN MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN BOOK 6520, PAGE 745, SAID REGISTER'S OFFICE, AS AMENDED BY AMENDMENT TO MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6569, PAGE 212, SAID REGISTER'S OFFICE AND BY SECOND AMENDMENT TO MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6636, PAGE 772, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RODGER STROUD AND WIFE, SHELIA STROUD FROM PARAGON RELOCATION RESOURCES, INC BY WARRANTY DEED DATED 8/31/06, AND RECORDED 9/5/06 IN INSTRUMENT NO. 20060905-0109115, SAID REGISTER'S OFFICE.

R.S.
bb

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 122 COTTAGE PLACE, NASHVILLE, TN 37214.

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 in 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 my/our hand(s) this 4th day of August, 2014.

RODGER STROUD

SHELIA STROUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RODGER STROUD and SHELIA STROUD, the within named Grantor(s), 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, at office, this 4th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY