Davidson County DEEDWARRSP Recvd: 10/14/14 08:15 3 pgs Fees:18.00 Taxes:1537.35 **20141014-0094469**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,500.00 Affiant Subscribed and sworn to before me, this 3rd DAY OF October, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 10-11-15

SPECIAL WARRANTY DEED

FSBO14-0508

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TEG Properties, LLC	TEG Properties, LLC	
5527 Iron Gate Dr. ~~508 E. Iris Drive~~	(NAME) 5527 Iron Gate Dr.	
Franklin, TN 37069 ~~Nashville, TN 37204~~ (ADDRESS)	(ADDRESS) Franklin, TN 37069	118-07-206.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUZANNE STRICKLAND, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TEG PROPERTIES, LLC, hereinafter called the Grantees, 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. 12, Block "H" on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suzanne Strickland by Warranty Deed from Jeffrey David Gaw, married, of record in Instrument No. 20120224-0016240, Register's Office for Davidson County, Tennessee, dated February 16, 2012 and recorded on February 24, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, Page 36, Instrument No. 20120301-0018211, with Ratification and Amendment of record in Instrument No. 20120806-0070005, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 508 E. Iris Drive, Nashville, Tennessee 37204
(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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 3rd ~~day of~~ October, 2014.

Suzanne Strickland

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of October, 2014, before me personally appeared Suzanne Strickland to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of October, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY