Davidson County	DEEDWARR
Recvd: 12/22/14 15:01	3 pgs
Fees:18.00 Taxes:621.60	
20141222-0117027	

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014110021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $168,000.00

Sworn to and subscribed before me this 18th day of December, 2014.

Angela Batson
Affiant

Hilary Mohsenzadeh
Notary Public

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Address of New Owner:
Larry Stratton
1114 McChesney Avenue
Nashville, TN 37216

Send Tax Bills to:
Legacy Home Loans
4025 Hillsboro Road
Nashville, TN 37215

Map-Parcel Numbers:
072-030-104.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brent Horst, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Larry Stratton and wife, Carol Stratton** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being the Easterly one-half of Lot No. 179 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 179 fronts 50 feet on the Southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Brent Horst by Warranty deed from Vernon Dale Braswell and wife, Tina M. Braswell of record in Instrument No. 20060502-0050431 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 02, 2006.

The subject property has never been used as the principal residence of the Grantor or his spouse.

This is improved property known as **1114 McChesney Avenue, Nashville, TN 37216.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be prorated and paid at closing.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 18th day of December, 2014.

Brent Horst

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brent Horst, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2014.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).