Pick Up

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $980,000.00

Pamela G. Sidberry
Affiant

Subscribed and sworn to before me, this 30th day of December, 2014

Notary Public

My commission expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie Hays Gaglione	**New Owner**	**158-00-0-043.00**
1737 Old Hickory Blvd	**Same**	
Brentwood, TN 37027	**Same**	

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,

Alfred B. Strayhorn, Sr. and wife, Ruth Starr Strayhorn A/K/A Ruth Starr G. Strayhorn

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

Julie Hays Gaglione

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON and DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land, part of which is located in the 7th Civil District of **Davidson County**, Tennessee, and the remainder of which is located in the 7th Civil District of **Williamson County**, Tennessee, being described according to a survey of Barge, Waggoner, Sumner & Cannon, dated December 6, 1972, and more particularly described as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard, said point being 826.68 feet west of the west property line of Margaret W. Tupper property as measured along said center line; thence, S 1° 25' 31" W, 852.06 feet to a point which is N 85° 29' 08" W, 780.5 feet from said west boundary of said Tupper property; thence N 79° 10' W, 260 feet to a point; thence N 1° 25' 31" E, 870.36 feet to a point in said center line of Old Hickory Boulevard; thence, easterly 264.30 feet with a said center line of Old Hickory Boulevard and a curve to the left having a radius of 1,432.4 feet to the point of beginning, containing 5.03 acres, more or less.

Being the same property conveyed to Alfred B. Strayhorn and wife, Ruth Starr Strayhorn by Warranty deed from Charles M. Anderson and wife, Vance W. Anderson of record in Book 4775, page 864 for **Davidson County** and Book 219, page 92, Register's Office for **Williamson County**, Tennessee, dated December 19, 1973 and recorded on December 28, 1973.
Being the same property conveyed to Alfred B. Strayhorn Sr., and wife, Ruth Starr Strayhorn, as tenants in common by Quitclaim deed from Alfred B. Strayhorn Sr.,(same person as Alfred B. Strayhorn) and Ruth Starr Strayhorn of record in Book 10588, page 812 for **Davidson County** and Book 1563, page 424, Register's Office for **Williamson County**, Tennessee, dated August 29, 1997 and recorded on September 4, 1997.

Being also known as 1737 Old Hickory Blvd Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20140097485 DEEDWARR
Recvd: 12/31/14 11:12 2 pgs
Fees:12.00 Taxes:0.00
20141231-0119170

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1737 Old Hickory Blvd, Brentwood, TN 37027.

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 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 my/our hand(s) this 30th day of December, 2014.

Alfred B Strayhorn, Sr.
Alfred B. Strayhorn, Sr.

Ruth Starr G. Strayhorn by Alfred B. Strayhorn Sr. Attorney-in-Fact
Ruth Starr G. Strayhorn by Alfred B. Strayhorn, SR.
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alfred B. Strayhorn, Sr. the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained. Witness my hand, at office, this 30th day of December, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **Alfred B. Strayhorn, SR.** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Ruth Starr G Strayhorn** being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Record Book 6351, Page 99, in Register's Office for Davidson County, Tennessee.
WITNESS MY HAND AND OFFICIAL SEAL, at office, this the ____ day of _____ 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314167CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027

BK: 6351 PG: 107-108
14048522

2 PGS:AL-DEED	
366673	
12/31/2014 - 09:29 AM	
BATCH	366673
MORTGAGE TAX	0.00
TRANSFER TAX	3626.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3639.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS