6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000131 DEEDWARR
Recvd: 01/02/15 10:41 2 pgs
Fees:13.00 Taxes:2118.25
20150102-0000192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,500.00

Affiant

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred B. Strayhorn, Sr. and Ruth Starr G. Strayhorn	**Alfred B. Strayhorn and Ruth Starr G. Strayhorn**	116120E157.00
(NAME) 604 Chelmsford Place	(NAME) **604 Chelmsford Place**	
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Nashville, TN 37215**	
(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, **Suzanne Brandes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfred B. Strayhorn, Sr. and Ruth Starr G. Strayhorn, husband and wife** 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. 14 on the Plan of Greystone, a Planned Unit Development, of record in Book 6200, Page 60, Register's office for said County.

Said Lot No. 14 fronts 70.00 feet on the East side of Chelmsford Place and extends back between parallel lines 107.50 feet to a dead line in the rear measuring 70.00 feet thereon.

Being the same property conveyed to Martin D. Brandes and Suzanne Brandes by deed dated July 22, 1985 from Sam B. Herbert D/B/A Herbert & Company of record in Book 6615, Page 796 as re-recorded in Book 8658, Page 616, Register's Office for Davidson County, Tennessee. The said Martin D. Brandes died on March 15, 2014 survived by his spouse, Suzanne Brandes.

unimproved ☐

This is improved ☒ property, known as **604 Chelmsford Place, Nashville, TN 37215**

(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 my hand this **30th day of December 2014.**

Suzanne Brandes

Suzanne Brandes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Suzanne Brandes** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2014.

Commission expires: November 5, 2018

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Justin D. Tatum Notary Public