BILL GARRETT, Davidson County
Trans:T20150000281 DEEDWARR
Recvd: 01/02/15 13:30 2 pgs
Fees:13.00 Taxes:370.00
20150102-0000358

Box 14
G-26809-8

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2014.

Notary Public

My commission expires: _____ (AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Diane Strube	**Owner**	**Map 162-03-0 Parcel 108-00**
248 Bart Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Francisco J. Rivera and Nicole Diane Rivera, husband and wife

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

Diane L. Strube, unmarried

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. 49, on the Plan of Section One, Colewood Hills, of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Francisco J. Rivera, unmarried, by Deed dated March 31, 2010 from Kimberly Lynn Galloway a/k/a Kimberly G. Cook, unmarried, of record in Instrument No. 20100401-0024391, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4300, Page 130, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4548, Page 912, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **248 Bart Drive, Antioch, TN 37013**

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 **29th** day of **December, 2014.**

Francisco J. Rivera

Nicole Diane Rivera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Francisco J. Rivera and Nicole Diane Rivera,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: