WARRANTY DEED TT2015 264	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 03/12/15 15:56 2 pgs Fees:13.00 Taxes:59.20 **20150312-0021477**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $16,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF MARCH, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey C. Strachan **1613 23rd Avenue North** **Nashville, TN 37208**	**Same**	**093 16 0 327.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Nancy J. Smith, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Jeffrey C. Strachan, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bransford Realty Company's Resubdivision of Weakley and Warren Re-Subdivision of Block D Hermitage Addition, of record in Plat Book 4121, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Nancy J. Smith by Warranty Deed from Volunteer Construction Company of Nashville, Tennessee, LLC dated June 13, 2002, recorded July 12, 2002, of record in Instrument # 20020712-0084186, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Nancy J. Smith by Quitclaim Deed from Andrew L. Hereford dated February 27, 2015, recorded in Instrument # 20150310-0020154, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **113 Fain Street, Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 421, Page 58;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of March, 2015.

GRANTOR:

Nancy J. Smith

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Nancy J. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 6th day of March, 2015.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Notary Public
My Comm. Exp: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.