BILL GARRETT, Davidson County
Trans:T20150029861 DEEDWARR
Recvd: 04/21/15 08:49 2 pgs
Fees:13.00 Taxes:1183.63
20150421-0035270

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nathanio Strimpopvlos & Pearl Edem Yawa Amanfu
1025 N. 5th Street
Nashville, TN 37207

SEND TAX BILL TO:
Waterstone Mortgage Corp.
N25 W23255 Paul Road
Pewaukee, WI 53072

MAP/PARCEL 08204008300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joyce Bennett, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Nathanio Strimpopulos, a single man, and Pearl Edem Yawa Amanfu, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 11 and the northerly 11 ft. of Lot No. 10 in the A. W. Wills Addition to East Nashville, a plan of which is of record in Book 57, Page 82, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 adjoin and front together 36 feet on the easterly side of North 5th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Harry Roberts and wife, Annie Louise Winston Roberts by Installment Deed from J. E. Malone and wife, Frances Lucille Malone, of record in Book 4842, Page 472, Register's Office for Davidson County, Tennessee, dated August 10, 1974 and recorded on August 12, 1974. Annie Louise Winston Roberts having died leaving Harry Roberts as surviving tenant by the entirety. Harry Roberts having since died intestate on December 24, 2004 and his estate was entered into probate at Docket No. 05P-1057 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, wherein Joyce Bennett being the daughter and only heir at law, received 100% interest as shown in said Probate Dockett. (See Affidavit filed in Instrument No. 20060314-0029269, in the Register's Office for Davidson County, Tennessee)

This is improved property known as: **1025 N. 5th Street, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 57, page 82, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 17th day of April, 2015.

Joyce Bennett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joyce Bennett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of April, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $319,900.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of April, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 158244