WARRANTY DEED

File #15269

BILL GARRETT, Davidson County
Trans: T20150053729 DEEDWARR
Recvd: 07/02/15 15:06 2 pgs
Fees: 13.00 Taxes: 207.20
20150702-0064494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Strader	Same as New Owner	-071-10-0-103.00
(NAME)	(NAME)	
8465 Old Charlotte Pk.		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, I, **Thomas Rollins, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Strader,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 43 on the Plan of Weakley & Dodd's Subdivision of Lot No. 17 of record in Plat Book 57, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Rollins, unmarried by Warranty deed from Gary Edward Merritt, married of record in Instrument No. 20100203-0008764 Register's Office for Davidson County, Tennessee, dated January 15, 2010 and recorded on February 03, 2010. (Value of consideration shown in aforementioned deed $48,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 57, page 126, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 609 Vester Ave, Nashville, TN

(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 1st day of July, 2015.

Thomas Rollins by Gretchen Maria Blanke, attorney in fact

Thomas Rollins, by Gretchen Maria Blanke, attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 5th day of June, 2015, before me, appeared Gretchen Maria Blanke, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is Power of Attorney for Thomas Rollins, and that said instrument was signed in behalf of said Thomas Rollins, unmarried as his/her free act and deed pursuant to a validly executed Specific Power of Attorney of record in Instrument No. 20150623-0059982, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this the 1st day of July, 2015.

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206