# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150072972 DEEDWARR
Recvd: 08/27/15 14:08 2 pgs
Fees: 12.00 Taxes: 0.00
20150827-0087005

State of California, County of Los Angeles
The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 13th day of August, 2015.

Notary Public
My commission expires: 08-17-18 Seal

VICKY KOVALEVSKY
Commission # 2078405
Notary Public - California
Los Angeles County
My Comm. Expires Aug 17, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Easy Legal, 18044 Ventura Blvd., Encino, CA 91316

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| THE STRASSNER FAMILY LIVING TRUST | SUNTRUST TAX - 011883 | 87-1-A-131 |
| (NAME) | (NAME) | |
| 5469 FORBES AVENUE | P.O. BOX 92370 | |
| (ADDRESS) | (ADDRESS) | |
| ENCINO, CA 91436 | ROCHESTER, NY 14692 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

KRISTA L. STRASSNER

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEYS UNTO:

Krista Silva Strassner, **who acquired title as Krista L. Strassner**, and Marcia Silva Strassner; as a married couple and as Trustees of The Strassner Family Trust, dated March 21, 2014.

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. on the Plan of Section Four, Chesney Glen of record in Plat Book 9700, page 844, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to KRISTA L. STRASSNER, dated October 10, 2006, by Warranty Deed from John R. Irby and Stacy L. Irby, husband and wife, recorded on 10/11/2006 in Instrument No. 20061011-0126229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

This is improved property known as: 3553 Glenfalls Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 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 our hands this 13th day of August, 2015

KRISTA L. STRASSNER

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 08-13 2015, before me, VICKY KOVALEVSKY, Notary Public, personally appeared Krista L. Strassner who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VICKY KOVALEVSKY
Commission # 2078405
Notary Public - California
Los Angeles County
My Comm. Expires Aug 17, 2018

Signature V. Kovalevsky [SEAL]

Document Notarized Warranty Deed
# 87-1-A-131