FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans: T20150076628 DEEDWARR Recvd: 09/09/15 10:08 2 pgs Fees: 13.00 Taxes: 536.50 20150909-0091502	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 2, 2015.** Notary Public MY COMMISSION EXPIRES: 3/14/19 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #15-0398

Sheila McCarroll STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benson's, Inc.	**SAME AS NEW OWNER**	**08607010200**
(NAME) **3803 Central Pike**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Scott Stricklin and Julie Stricklin, husband and wife, (formerly Scott Stricklin, unmarried and Julie Richards, unmarried, as joint tenants with the right of survivorship),** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benson's, Inc.,,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 91 on the Plan of Jackson's Retreat, Phase 2, of record in Plat Book 5200, Page 673, Register's Office for said County, Tennessee, to which reference is made for a complete description.

Being the same property conveyed to Scott Stricklin, unmarried and Julie Richards, unmarried as joint tenants with the right of survivorship, by Warranty Deed from William W. Middleton and wife, Linda Middleton, dated September 26, 2005 and filed of record in Instrument Number 20051004-0119301, Register's Office of Davidson County, Tennessee. Scott Stricklin and Julie Richards are now married to each other.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1272 Jackson's Hill Road, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 2nd day of September, 2015.

Scott Stricklin

Julie Stricklin

STATE OF United Arab Emirates
COUNTY OF Consular District of the Consulate General of the United States of America at Dubai } S.S.

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Scott Stricklin and Julie Stricklin**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 2nd day of September, 2015.

NOTARY PUBLIC

My Commission Expires: INDEFINITELY

Ryan D. Karnes
Consul of the United States of America
U.S Consulate General, Dubai

