WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080480 DEEDWARR
Recvd: 09/22/15 09:30 3 pgs
Fees:18.00 Taxes:832.22
20150922-0096088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric M. Givens	First Federal Bank	091-09-0-314.00
(NAME)	(NAME)	
707 Pinnacle Hill Road	611 E College Street	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stephen M. Strout and Tam M. Nguyen, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric M. Givens and Lisa T. Givens, husband and wife, 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 the First Civil District, Twenty-Second Councilmanic District of Nashville, Davidson County, Tennessee, located on Ivy Street, east of Croley Drive. Said land may be further identified as Lot No. 2 on the Plan of Wilson Subdivision of record in Plat at Instrument No. 20010112-0004065, 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 Stephen M. Strout and Tam m. Nguyen, husband and wife, by Warranty Deed, from Tim J. Banks and wife, Sharon J. Banks, of record in Instrument No. 20061025-0132226, Register's Office for Davidson County, Tennessee, dated October 20, 2006, and recorded on October 26, 2006.

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

unimproved ☐

This is improved ☑ property, known as 6369 Ivy Street, Nashville, TN 37211
(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 our hands this 18th day of September, 2015.

Stephen M. Strout

Tam M. Nguyen

STATE OF CALIFORNIA

COUNTY OF Alameda

On this 18th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen M. Strout and Tam M. Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
Apr 24, 2018

Notary Public, O. Avila

O. AVILA
Commission # 2062538
Notary Public - California
Santa Clara County
My Comm. Expires Apr 24, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Alameda)

On Sept 18, 2015 before me, O. Avila, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stephen M. Strout
Name(s) of Signer(s)
Tam M. Nguyen,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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.

O. AVILA
Commission # 2062538
Notary Public - California
Santa Clara County
My Comm. Expires Apr 24, 2018

Signature O. Avila
O. Avila *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 9/18/15
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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