PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20160002609 DEEDWARR
Recvd: 01/11/16 15:15 2 pgs
Fees:13.00 Taxes:2775.00
20160111-0002864

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58086
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Everett M. Strobel and Sara B. Strobel 208 Elmington Avenue Nashville, TN 37205	LANDMARK COMMUNITY BANK 1015 W. POPLAR AVENUE COLLIERVILLE, TN 38017

TAX MAP PARCEL NUMBERS: 104100036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane Cazort Hardy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Everett M. Strobel and Sara B. Strobel, husband and wife, as to a one-half interest, and Martin J. Strobel, Jr., and Ashley B. Strobel, husband and wife, as to a one-half interest, as the half interests relate to one another as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 in the Joseph Warner Subdivision, a plat of which is of record in Book 332, page 154, 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 Rodney Kochtitzky and wife, Jane C. Hardy by Warranty Deed from Charles Henry Lapidus, Thelma Dorris Lapidus Ginsberg, and Stephen Lapidus, as Trustee under the Last Will and Testament of Harold Lapidus of record in Book 8736, page 684, Register's Office for Davidson County, Tennessee. By Warranty Deed dated June 10, 2009, recorded June 16, 2009, of record in Inst. No. 20090616-0056063, said Register's Office, Rodney Kochtitzky conveyed his interest in subject property to Jane Hardy. Subject property was conveyed to Jane Cazort Hardy by Quitclaim Deed form Rodney Morse Kochtitzky pursuant to the Final Decree of Divorce of record in Inst. No. 20150227-0017305, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 154, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20070612-0070381, said Register's Office.

This is improved property, known as 208 Elmington Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 2016.

Jane Cazort Hardy

Jane Cazort Hardy

State of Massachusetts

County of Essex

On this 7 day of January, 2016, before me the undersigned authority, personally appeared Jane Cazort Hardy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Isabella Randazzo

Notary

My Commission Expires: Aug 20, 2021

ISABELLA A. RANDAZZO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 20, 2021

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $750,000.00.

Meredith Mady

Affiant

Sworn and subscribed before me this 15th day of January, 2016.

Notary

My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016