15-CO-393

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,124.00

Leslie N. Gillam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2016.

Suzanne Thomas
Notary Public

MY COMMISSION EXPIRES: 3-18-19

(AFFIX SEAL)

SUZANNE THOMAS NOTARY PUBLIC TENNESSEE My Comm Exp. March 18, 2019 COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Anne Rogers	Franklin American Mortgage	128-16-0A-007.00
(NAME)	(NAME)	
7025 Still Spring Hollow Drive	6100 Tower Cir Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, WE, **Sara Brunette Wix aka Sara Brunette Strobel and husband, Everett Morgan Strobel,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Anne Rogers, an unmarried woman,** 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:

A certain tract of land in Davidson County, Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot 16 on the Plan of First Revision Section I-Phase I Still Spring Hollow, as of record in Plat Book 7900, Page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed Sara B. Wix and Brandon M. Wix by Warranty Deed from Robert O. Best and wife, Doris Ann Best, dated April 9, 2010 of record in Instrument No. 20100416-0028641, Register's Office for Davidson County, Tennessee and further conveyed to Sara Brunette Wix by Quitclaim Deed from Brandon Wix of record in Instrument No. 20110105-0001422, Register's Office for Davidson County, Tennessee. The said Sara Brunette Wix has since re-married and is now known as Sara Brunette Strobel.

Everett Morgan Strobel, husband of the said Sara Brunette Wix aka Sara Brunette Strobel, joins in this conveyance for the purpose of conveying any and all right, title and interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7025 Still Spring Hollow Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160002822 DEEDWARR
Recvd: 01/12/16 10:33 2 pgs
Fees: 13.00 Taxes: 1014.26
20160112-0003115

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 8th day of January, 2016.

Sara Brunette Wix aka Sara Brunette Strobel

Everett Morgan Strobel

State of Tennessee

County of Davidson

On this 8th day of January, 2016 before me, a Notary public in and for said County and State, personally appeared Sara Brunette Wix aka Sara Brunette Strobel and Everett Morgan Strobel, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019