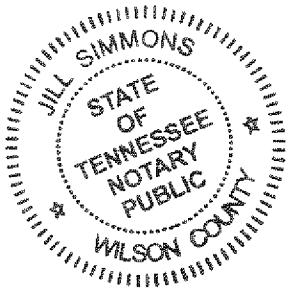
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Vanessa K McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanessa K. McDaniel	Franklin Synergy Bank	063-16-0B-136.00-CO
(NAME)	(NAME)	
393 Kothe Way	722 Columbia Ave	Davidson County DEEDWARR Recvd: 02/02/16 15:47 4 pgs Fees:23.00 Taxes:740.00 20160202-0010325
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Richard Straus, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vanessa K. McDaniel, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 218 on the Plan of Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550-552 and by Certificate of Correction of record in Book 7462, Page 445 and by Amendment to change name of said plan of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard Straus, married by Warranty Deed from John D. Wright Jr. and wife, Amy M. Wright, dated 12/26/2013, recorded 12/31/2013 of record in Instrument No. 20131231-0131140, in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters shown on the plat of record in Plat Book 6900, Pages 550-552 and by Certificate of Correction of record in Book 7462, Page 445 and by Amendment of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 7351, Page 852, First Amendment to the Declaration recorded of record in Book 7451, Page 739, in the Register's Office for Davidson County, Tennessee. Easement recorded of record in Book 7460, Page 930, of record in Book 7489, Page 515 and of record in Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Public Utilities recorded of record in Book 8657, Page 179, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Book 11030, Page 740 and of record in Book 11030, Page 785, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement Agreement recorded of record in Instrument No. 20001002-0096889, in the Register's Office for Davidson County,

Tennessee. Charter of Chitwood Downs Homeowners Association recorded of record in Book 7341, Page 204, in the Register's Office for Davidson County, Tennessee. Charter of Hampton Park Homeowners Association recorded of record in Book 8517, Page 762, and Articles of Amendment to the Charter of Hampton Park Homeowners Association recorded of record in Book 8833, Page 216, in the Register's Office for Davidson County, Tennessee. Boundary Plat recorded of record in Book 6900, Page 405, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed recorded of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee. Warranty Deed recorded of record in Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1457 Aaronwood Drive, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 my hand this 28th day of January, 2016.

Richard Straus

State of California
County of Los Angeles

Personally appeared before me Richard Straus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of January, 2016.

Notary Public Ashley Marie Dickerson
My Commission Expires: October 26, 2017

ASHLEY MARIE DICKERSON
Commission # 2046976
Notary Public - California
Los Angeles County
My Comm. Expires Oct 26, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

California All-Purpose Certificate of Acknowledgment

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 S.S.

On 1/28/16 before me, Ashley Marie Dickerson,
(Name of Notary Public)

personally appeared Richard Straus
(Name of Signer(s))

(Name of Signer(s))

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.

Signature (Notary Public)

ASHLEY MARIE DICKERSON
Commission # 2046976
Notary Public - California
Los Angeles County
My Comm. Expires Oct 26, 2017

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
(Name(s) of Person(s) or Entity(ies) Signer is Representing)

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

© 2009-2014 Notary Learning Center - All Rights Reserved You can purchase copies of this form from our website at www.NotaryLearningCenter.com

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY