BILL GARRETT, Davidson County
Trans:T20160023508 DEEDWARR
Recvd: 03/23/16 09:02 2 pgs
Fees:13.00 Taxes:969.40
20160323-0027348

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1242

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Charles Strehle Hollye Billingsley	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	073-09-0-200.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Affiant

Subscribed and sworn to ~~before~~ me, this the 4th day of March, 2016.

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6/2/2018
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jerry Deloach, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Charles Strehle and Hollye Billingsley, 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 Davidson County, Tennessee, being Lot No. 33 on the Plan of Henderson Gardens, Section I, according to survey and plat of same appearing of record in Plat Book 2900, page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said lot fronts 75 feet on the northerly side of Willow Springs Drive and runs back 201.9 feet on the westerly line and 189 feet on the easterly line, to a dead line measuring 75.2 feet thereon.

Being the same property conveyed to Jerry David Deloach, a married man by Quitclaim Deed from Robert Treadway and wife, Sharon Treadway, dated July 9, 2010, recorded July 15, 2010, of record in Instrument No. 20100715-0055453, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to David M. Mitchell, Mary Katherine Mitchell and Robert Treadway by Quitclaim Deed from David M. Mitchell and wife, Mary Katherine Mitchell, dated October 17, 2003, recorded October 22, 2003, of record in Instrument No. 20031022-0155806, said Register's Office. The said David M. Mitchell, deceased, devised his share in property to Jerry David Deloach by Will of record in Will Book 49, page 60, County Clerk's Office for Rutherford County, Tennessee. The said Mary Katherine Mitchell, deceased, June 1, 2003, as set forth in Affidavit of Heirships of record in Instrument No. 20160323-0027346 and Instrument No. 20160323-0027347, Register's Office for Davidson County, Tennessee.

Mary Ophelia Deloach having since died on May 22, 2013.

This is ☒ Improved OR ☐ Unimproved property located at: **1811 Wiillow Springs Drive, Nashville, TN 37216**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this **4th** day of **March, 2016.**

GRANTOR(S)

Jerry Deloach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jerry Deloach** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **4th** day of **March, 2016.**

Notary Public
My Commission Expires:

My Commission Expires OCT. 18, 2016
JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN