Davidson County DEEDWARR
Recvd: 03/30/16 11:04 2 pgs
Fees:13.00 Taxes:1498.50
20160330-0029911

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 405,000.00 Affiant Subscribed and sworn to before me, this 28th day of March, 2016. Notary Public My commission expires: 3-25-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Austin Fabel **Kathryn Forsyth**	Farmington Mortgage	**08310006800**
414 Lockland Drive	2002 Richard Jones Rd Suite 300A	
Nashville, TN 37206	Nashville Tn 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

Thomas Strickler and Ellen Strickler, FKA Ellen Withrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Fabel and Kathryn Forsyth, joint tenants with right of survivorship

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 all of Lot No. 178, the south 10.00 feet of Lot No. 179, and the North 10.0 feet of Lot No. 177, on the map of McEwen Place of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot and Part of Lots adjoin and front together 50.0 feet on the westerly side of Allen Street and run back between parallel lines 128.0 feet to an alley.

Being the same property conveyed to Thomas Strickler and Ellen Withrow, as joint tenants in common with right of survivorship from Michael L. Willett dated June 24, 2009 of record in Instrument No. 20090625-0059708, Register's Office for Davidson County, Tennessee. Thomas Strickler and Ellen Strickler having since married April 17th, 2010. Ellen Withrow is now known as Ellen Strickler.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 414 Lockland Drive, Nashville, TN 37206.

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 in 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 my/our hand(s) this 28th day of March, 2016.

Thomas Strickler

Ellen Strickler FKA Ellen Withrow
Ellen Strickler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thomas Strickler and Ellen Strickler, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2016.

Notary Public

My Commission Expires: 12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04/24/2018

Shelly M Smith

Commission Expires
4-24-2018