28375-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041065 DEEDWARR
Recvd: 05/17/16 09:22 2 pgs
Fees:13.00 Taxes:908.35
20160517-0048984

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,500.00.

Affiant

Subscribed and sworn to before me, this the 16 day of May, 2016.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James L. Bavendam **Natalie P. Stovall**	**Regions Bank d/b/a Regions Mortgage**	**Map 119-14-0 Parcel 066-00**
256 Timmons Street	Dept. 2520, PO Box 2153	
Nashville, TN 37211	Birmingham, AL 35287-2520	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin M. Strano and Katie M. Strano, husband and wife

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

James L. Bavendam and Natalie P. Stovall , 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. 5 and the westerly 25 feet of Lot No. 6 on Block "D" on the Plan of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the northerly margin of East Timmons Avenue, the common corner of Lots 4 and 5; thence with the line between said Lots, northerly 156.5 feet to a point; thence easterly 100 feet to a point in the south line of Lot 24; thence southerly parallel to the line between Lots 4 and 6, 156.50 feet to the northerly margin of East Timmons Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Benjamin M. Strano and Katie M. Strano, husband and wife, by Deed dated November 9, 2015 from Orazio Joseph Strano and Mary Lou Strano, husband and wife, of record in Instrument No. 20151112-0114607, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **256 Timmons Street, Nashville, TN 37211**

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 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 my/our hand(s) this 13th day of **May, 2016.**

Benjamin M. Strano

Katie M. Strano

STATE OF Connecticut)
COUNTY OF Fairfield)

Personally appeared before me, a Notary Public of said County and State, **Benjamin M. Strano and Katie M. Strano,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bethel CT, this 13th day of **May, 2016.**
city, state

Notary Public

My Commission Expires: KARISSA M. PETERS *NOTARY PUBLIC* MY COMMISSION EXPIRES MAR. 31, 2018

KARISSA M. PETERS ☆ NOTARY PUBLIC ☆ CONNECTICUT