Davidson County DEEDWARR
Recvd: 06/06/16 10:13 2 pgs
Fees:13.00 Taxes:592.00
20160606-0056596

WARRANTY DEED

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

STATE OF TENNESSEE -
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

LuAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2016.

Julie Coone
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-24-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8135 GREEN CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Jayson Stringfellow and Nancy Stringfellow	New Owner	61-16-242.00
1228 Ardee Avenue	1455 West Lakeshore Drive	
Nashville, TN 37216	Clermont, FL 34711	

FOR AND 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,

JUANITA LOUISE ROUSE*

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

JAYSON STRINGFELLOW AND WIFE NANCY STRINGFELLOW

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1228 Ardee Avenue, Nashville, TN 37216

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 on the 2nd day of June, 2016.

Juanita Louise Rouse by Louise Mavette Wortman attorney in fact
Juanita Louise Rouse by Louise Mavette Wortman, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 2nd day of June, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Louise Mavette Wortman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Juanita Louise Rouse for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Juanita Louise Rouse.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

16-8135 GREEN CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 14, 15 and 16 of Block "D" on the Map of the re-subdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County. Said Lots Nos. 14, 15 and 16, front together 150 feet on the Southerly side of Ardee Avenue and run back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to*Michael Edward Rouse and wife, Juanita Louise Rouse by Installment Deed from Louise S. Yates, a widow, recorded on the 25th day of June, 1976 in Deed Book 5039, Page 337, in the Register's Office of Davidson County, Tennessee.

*Michael Edward Rouse having since died on June 26, 2003.

This instrument is being executed in behalf of Juanita Louise Rouse pursuant to a Durable General Power of Attorney executed by the same on the 04/14/2016, and being filed for in Instrument # 20160414-0035681, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 56 and 57, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.