BILL GARRETT, Davidson County
Trans:T20160073786 DEEDWARR
Recvd: 08/24/16 09:48 2 pgs
Fees:13.00 Taxes:684.50
20160824-0088460

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2016.

Notary Public
My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

16-0543

Address of New Owner:	Send Tax Bills to:	Tax Information:
Claire E. Kennedy	new owner	133-03-0-
3219 Southlake Court		007.00
Nashville, TN 37211		

WARRANTY DEED

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 acknowledged, we

Michael L. Stringer and Connie Gail Sturdivant,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Claire E. Kennedy and William A. Methvin, as Joint Tenants With the Right of Survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Section One, Southlake, as of record in Book 2083, Page 58, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Southlake Court at the corner of Lots 8 and 9; thence with the line between said lots southerly 107.6 feet to the north line of Lot 7; thence with the line between lots 7 and 9, westerly 83 feet to a point; thence northerly 104.5 feet to a corner of Lot 10; thence with the line between lots 9 and 10, easterly 91.8 feet to the west margin of Southlake Court; thence with the margin of the same, southeasterly around a slight curve, 44.33 feet to the beginning.

Being the same property conveyed to Billy E. Stringer and wife, Clara J. Stringer by Warranty Deed from Fred N. Rutland and wife, Mary Jane Rutland, dated May 20, 1957 of record in Book 2647, Page 623, Register's Office for Davidson County, Tennessee. The said Clara J. Stringer having predeceased Billy E. Stringer and the said Billy E. Stringer having since died.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3219 Southlake Court, 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, 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. 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 our hands this 22nd day of August, 2016.

Michael L. Stringer

Michael L. Stringer

Connie Gail Sturdivant

Connie Gail Sturdivant

Heirs at Law of Billy E. Stringer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael L. Stringer and Connie Gail Sturdivant**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of August, 2016.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

