BILL GARRETT, Davidson County
Trans:T20160074187 DEEDWARR
Recvd: 08/25/16 09:41 2 pgs
Fees:13.00 Taxes:1239.50
20160825-0088925

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00.

Frank S. Strobel
Affiant

SONYA C. STARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2016.

Sonya C. Starnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-10-2019

ADDRESS OF NEW OWNER:
Frank S. Strobel
6621 Valley Dr
Brentwood, TN 37027

SEND TAX BILLS TO:
Frank S. Strobel
6621 Valley Dr
Brentwood, TN 37027

PARCEL:
129 08 0 088.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY J. HANNAN**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **FRANK S. STROBEL,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly 51-foot front and the southerly 50-foot rear of Lot No. 7 and the northerly 49 feet of Lot No. 6 of Block "C" on revised plan of The Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for said County.

Being the same real estate conveyed to Gary James Hannan by deed filed for record January 14, 2005 in Instrument Number 20050111-0004106, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 6302 Highway 100, Nashville, TN 37205
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** his heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2016 real property taxes which shall be prorated and assumed by the Grantee herein; (2) restrictive covenants of record in Book 1360, page 217, in the Register's Office of Davidson County; Tennessee; (3) easements of record in Book 326, page 452; in Book 1303, page 693; in Book 5321, page 473; in Instrument No. 20140114-0003778; and, in Instrument No. 20140416-0031703, in said Register's Office; (4) easements, restrictions, and building setback lines of record in Plat Book 547, page 159 and in Plat Book 843, page 18, in said Register's Office; and, I do further covenant and bind myself, my 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 HAND this _____ day of _____, 2016.

GARY J. HANNAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SONYA C. STARNES, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GARY J. HANNAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 23rd day of August, 2016.

Notary Public

My Commission Expires: 03-10-2019

SONYA C. STARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019