Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VTT6080046B

BILL GARRETT, Davidson County
Trans:T20160084726 DEEDWARR
Recvd: 09/27/16 09:56 2 pgs
Fees:13.00 Taxes:503.20
20160927-0101669

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1290**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/23/2016**, by and between **Laura E Trice, an unmarried woman**, parties of the first part, and **Melissa A Strausbaugh, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE TH CIVIL OF SAID COUNTY AND STATE, FRONTING ON THE SOUTH SIDE OF BRICK CHURCH PIKE AND DESCRIBED ACCORDING TO A SURVYE OF L.B. PETTY DATED JULY 13,1956, AS FOLLOWS:

BEGINNING AT POINT ATT THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE AT THE CORNER OF WAGGONER'S PROPERTY; THENCE SOUTH 54 DEG. WEST 150 FEET WITH THE SOUTH RIGHT-OF-WY OF SAID ROAD; THENC SOUTH 60 DEG. WEST 258 WITH THE SOUTH RIGHT-OF-WAY OF SAID ROAD; THENCE SOUTH 38 DEG. 10 MIN. WEST 275 FEET WITH T6HE SOUTH RIGHT –OF-WAY SAID ROAD TO A CORNERPOST; THENCE SOUTH 39 DEG. 30 MIN. EAST 137.2 FEET TO A 16" SYCAMORE TREE; THENCE SOUTH 79 DEG. 30 MIN. EAST 214.5 FEET TO A CORNER POST; THENCE NORTH 71 DEG. EAST 414 FEET TO A CORNERPOST IN THE WAGGONER WEST LINE; THENCE NORTH 21 DEG. 30 MIN. WEST 474.5 FEET TO THE BEGINNING POINT.

BEING THE SAME PROPERTY CONVEYED TO LAURA E. TRICE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM ROBERT M. WARD, AN UNMARRIED MAN, RECORDED ON 04/30/2010, IN INSTRUMENT NO. 20100430-0032873, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **17-162**

☒ Improved **5167 Brick Church Pike, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Laura E. Trice

Laura E Trice

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Laura E Trice** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of September, 2016..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/18/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Melissa A Strausbaugh**

and Address: **5167 Brick Church Pike, Goodlettsville, TN 37072**

Mail tax bills to Farmington Mortgage, a Division of Capstar Bank
2002 Richard Jones Rd Suite 300A
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$136,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of September, 2016..

Notary Public

My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018