PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
167192

Davidson County DEEDWARR
Recvd: 12/06/16 10:22 2 pgs
Fees:13.00 Taxes:888.00
20161206-0127794

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of December, 2016 by and between Elizabeth A. Cruz, a married woman, hereinafter referred to as GRANTOR, and Rebekah N. ~~Stiekler~~ Strickler (SS), unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 144 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth A. Cruz, a single woman, by Warranty Deed, from Centex Homes, a Nevada general partnership, dated September 29, 2011, recorded October 4, 2011, of record in Instrument No. 20111004-0076727, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1413 Beech Grove Way, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Elizabeth A. Cruz

Elmer Edgardo Diaz Zelaya

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Elizabeth A. Cruz, and Elmer Edgardo Diaz Zelaya, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of December, 2016.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Rebekah N. Stickler
1413 Beech Grove Way,
Nashville, TN 37211

Send Tax Statements to:

NEW OWNERS

Map & Parcel: 161-06-0-A-144.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $240,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Michelle Cruz
Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of December, 2016.

Notary Public

My Commission Expires: 10.20.19

CYNTHIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-615

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY