Davidson County DEEDWARR
Recvd: 12/19/16 13:04 3 pgs
Fees:18.00 Taxes:740.00
20161219-0132950

WARRANTY DEED

MAS16-0912

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Tays	SunTrust Mortgage, Inc.	
912 Havenhill Drive (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Nashville, TN 37217-1414 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	106-15-0-022.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOE H. STRASSER, III, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. TAYS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hill-N-Dale Acres Subdivision, of record in Book 2900, Page(s) 33 and 34, Register' s Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 51 fronts 197.0 feet on the Northwesterly margin of Havenhill Drive and extends back between lines measuring 136.7 feet on the Southwesterly side and 157.9 feet on the Northeasterly side to a dead line in the rear on which it measures 116.9 feet.

Being the same property conveyed to Joe H. Strasser, III and wife, Elena C. Strasser by Warranty Deed from Hudson and Driver Construction Company, Inc., of record in Book 3101, Page 411, Register's Office for Davidson County, Tennessee, dated July 25, 1960 and recorded on July 26, 1960. Elena C. Strasser having since died on November 18, 2016 leaving the property vested to the surviving tenant by the entirety, Joseph H. Strasser, III.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2900, Page(s) 33 and 34, Book 2959, Page 213, Book 4236, Page 856 and Book 4676, page 378; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 912 Havenhill Drive , Nashville, Tennessee 37217-1414
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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/our hand(s) this 16th day of December, 2016.

Joe H. Strasser, III

STATE OF Tennessee
COUNTY OF Davidson

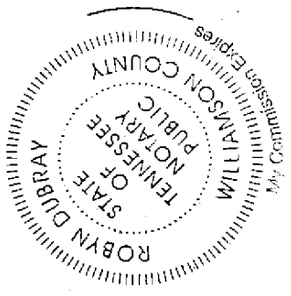
On this 16th day of December, 2016, before me personally appeared Joe H. Strasser, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 16th day of December, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY