BILL GARRETT, Davidson County
Trans:T20170053530 DEEDWARR
Recvd: 06/22/17 11:02 2 pgs
Fees:13.00 Taxes:617.90
20170622-0062914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Kimberly V. Forsyth
Affiant

Subscribed and sworn to before me, this 20TH DAY OF JUNE, 2017.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly V. Forsyth, a single woman	SWBC MORTGAGE CORP. (NAME)	
2836 Union Hill Rd (ADDRESS)	9311 SAN PEDRO #100 (ADDRESS)	015-00-0-085.00
Joelton, TN 37080-8715 (CITY) (STATE) (ZIP)	SAN ANTONIO, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeremy W. Stricklin and wife, Melissa D. Stricklin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly V. Forsyth, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH, FORMERLY 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 6 ON THE MAP OF THE SUBDIVISION OF THE WEAVER-HARRIS ET AL LANDS, AS OF RECORD IN PLAN BOOK 2, PAGE 183, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY BY C.J. CARNEY, SURVEYOR, OCTOBER 13, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN UNION HILL ROAD, 200 FEET, MORE OR LESS, NORTH 31 DEG. EAST OF THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO E.L. MANNING AND WIFE, BY DEED FROM GEORGE S. BRENT ET AL, OF RECORD IN BOOK 3224, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID UNION HILL ROAD, NORTH 31 DEG. EAST 170 FEET AND NORTH 22 DEG. EAST 110 FEET TO A POINT; THENCE NORTH 64 DEG. WEST 404 FEET TO A POINT; THENCE SOUTH 34 DEGREES 30' WEST 303 FEET TO A POINT; THENCE SOUTH 66 DEG. EAST 435 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEREMY W. STRICKLIN AND WIFE, MELISSA D. STRICKLIN BY WARRANTY DEED FROM TALMADGE E. CLACK TRUST, OF RECORD IN INSTRUMENT NO. 20040210-0015947, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2836 Union Hill Rd , Joelton, TN 37080-8715
(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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of June, 2017.

Jeremy W. Stricklin

Melissa D. Stricklin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy W. Stricklin and wife, Melissa D. Stricklin, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072