This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Marie S. Varsos, et vir
874 Beech Bend Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranty Trust Company
316 Robert Rose Drive, P.O. Box 1218
Murfreesboro, TN 37129

Map/Parcel
#156-2-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ann C. Strode and Clarence W. Strode, Jr., wife and husband** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Marie S. Varsos and Shaun R. Varsos, wife and husband**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of **Lot No. 628, on the plan of Harpeth Woods Section of Harpeth Valley Park**, as shown by plat and survey of record in Book 4860, Page 111, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ann C. Strode and Clarence W. Strode, Jr., wife and husband, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, by Quitclaim Deed dated July 31, 2012, from Ann C. Strode, who took title as Ann Diroff, of record in Instrument No. 20120914-0083626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **874 Beech Bend Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170056600 DEEDWARR
Recvd: 07/03/17 10:18 2 pgs
Fees:13.00 Taxes:1006.40
20170703-0066612

WITNESS our hands this the **29th** day of **June, 2017**.

Ann C. Strode

Clarence W. Strode, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ann C. Strode and Clarence W. Strode, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June, 2017.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$272,000.00**.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2017.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

File No. 17054599