RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20170066888 DEEDWARR
Recvd: 08/03/17 11:09 2 pgs
Fees:13.00 Taxes:712.25

20170803-0079210

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **192,500.00.**

Affiant

Subscribed and sworn to before me, this the 2 day of AUGUST, 2017.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUDY IVEY	**JUDY IVEY**	**142-9-D 145 CO**
7364 Indian Creek Road	**7364 Indian Creek Road**	
Nashville, TN 37209	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James C. Straka, Trustee of the James C. and Betty S. Straka Revocable Trust, u/a/d February 18, 2014,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judy Ivey, married woman,

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 Unit 1101, designated No. 1101-C, as shown on the map entitled River Plantation, Section Six, Phase 1 a Condominium, of record in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES C. STRAKA AND BETTY S. COVINGTON, by deed from ELIZABETH S. DIETRICH AND HUSBAND J. ALLEN DIETRICH, of record in Book 11137, page 153, dated September 30, 1998, said Register's Office. JAMES C. STRAKA further conveyed his interest to BETTY S. COVINGTON, by Quitclaim Deed of record in Book 11336, page 725, dated February 10, 1999, said Register's Office. BETTY S. COVINGTON further conveyed her interest to JAMES C. STRAKA AND BETTY S. STRAKA, HUSBAND AND WIFE, by Quitclaim Deed of record in Instrument No. 20000113-0004505, dated January 11, 2000, said Register's Office. Being further conveyed to JAMES C. STRAKA AND BETTY S. STRAKA, CO-TRUSTEES OF THE JAMES C. AND BETTY S. STRAKA REVOCABLE TRUST U/A/D FEBRUARY 18, 2014, by Quitclaim Deed from JAMES C. STRAKA AND BETTY S. STRAKA, HUSBAND AND WIFE, of record in Instrument No. 20140307-0019518, dated March 5, 2014, said Register's Office.

Betty S. Straka having since died.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1101 General George Patton Road, Nashville, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 2nd day of AUGUST, 2017.

James C. Straka, Trustee
by John McLeroy, Attorney in Fact

James C. Straka, Trustee of the James C. and Betty S. Straka Revocable Trust, u/a/d February 18, 2014
By: JOHN MCLEROY, HIS ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 2nd day of August, 2017, before me personally appeared JOHN MCLEROY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James C. Straka, Trustee of the James C. and Betty S. Straka Revocable Trust, u/a/d February 18, 2014, and who acknowledged that he executed the same as the free act and deed of James C. Straka, Trustee of the James C. and Betty S. Straka Revocable Trust, u/a/d February 18, 2014.

Notary Public

My Commission expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY