WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-VRES-17-119

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Strausbaugh	NEW OWNER	
(NAME)	(NAME)	**019-13-0-029.00**
119 Connell St		
(ADDRESS)	(ADDRESS)	
Goodletsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID TURNER,** UNMARRIED, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT STRAUSBAUGH, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 3 and 4 and the east part of Lot No. 5 on the Map of W.B. Myers' Home Place of record in Plat Book 547, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Lots and part of said lot adjoin and front together 115 feet on the south side of Connell Street and run back between parallel line 140 feet to an alley.

Being the same property conveyed to Ben F. Roland and wife, Mildred T. Roland by Warranty Deed from William J. Earls and wife, Gertrude N. Earls of record in Book 3066, page 267, Register's Office for Davidson County, Tennessee, dated April 8, 1960 and recorded on April 15, 1960. The said Mildred T. Roland having since died on September 27, 2012. The said Ben F. Roland aka Forrest Roland having since died on November 15, 2012. The said Ben F. Roland aka Forrest Roland bequeathed said property to David Ray Turner by Last Will and Testament filed in the Probate Court for Davidson County, Tennessee in case number 12P1875. The said David Turner a/k/a David Ray Turner. The Estate of Forrest Roland joins in this conveyance for the purpose of releasing any and all interest it may have in and to the above described property.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 547, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 Connell St, Goodletsville, Tennessee 37072**.

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.

BILL GARRETT, Davidson County
Trans:T20170067852 DEEDWARR
Recvd: 08/07/17 10:48 2 pgs
Fees:13.00 Taxes:371.85

20170807-0080415

Witness my/our hand(s) this the 1st DAY OF AUGUST, 2017.

David Turner by Charles Turner, Attorney in Fact
David Turner by Charles Turner, Attorney in Fact

The Estate of Forrest Roland
Charles Turner
Charles Turner, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES TURNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID TURNER, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID TURNER.

Witness my hand and official seal, this the 1st of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212