Bill Garrett Davidson County
Batch# 11606 DEEDWARR
10/11/2017 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20171011-0104086

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2017.

Notary Public

My commission expires: 5/15/2021
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LOORTI, LLC	OWNER	Map 061-10-0 Parcel 154.00
P.O. Box 681964	P.O. Box 681964	
Franklin, TN 37068	Franklin, TN 37068	

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,

Charles E. Strickland, Jr.

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

LOORTI, LLC , a Utah limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 65 feet of Lot No. 29 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 65 feet on the southerly side of Virginia Avenue and extends back 278 feet on the easterly line and 282 feet on the westerly line, with the easterly margin of Anderson Street, to a dead line measuring 65 feet thereon.

Being all of the same property conveyed to Waymon Davis Settle, Jr. and Jimmie R. Strickland, as joint tenants with right of survivorship, by Deed dated August 2, 1985 from Joe Wendell Small and wife, Mary W. Small, of record in Book 6653, Page 325, and further conveyed to Charles E. Strickland, Jr. with Jimmie R. Strickland reserving a Life Estate unto herself, by Quitclaim Deed dated March 1, 2001 from Waymon Davis Settle, Jr. and Jimmie R. Strickland, both unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20010305-0020509, Register's Office for Davidson County, Tennessee. Jimmie R. Strickland died March 18, 2017. Title now vested in Charles E. Strickland, Jr. as remainderman.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 102, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20130708-0070384, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (_____) property, known as **902 Virginia Avenue, Nashville, Tennessee 37216**

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 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.

Witness my/our hand(s) this **5th** day of **October, 2017.**

Charles E. Strickland, Jr.

Charles E. Strickland, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles E. Strickland, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **October, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, Lavinia Tribble, 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 herewith 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, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

