WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$457,500.00~~ $425,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 8/11/21

(AFFIX SEAL)

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Treadway Pearson Strickland	New Owner	072-04-0-225.00
(NAME)	(NAME)	
1521 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Caprice Palmer and Deborah Campbell, tenants in common with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Treadway Pearson Strickland, unmarried man,** ~~**an unmarried man**~~ 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 Lot No. 32 and the easterly 8 feet of Lot No. 31 of Block "A" on the plan of Inglewood Golf Club Estates, of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 32 and part of Lot No. 31 adjoin and front together 68 feet on the northerly side of McGavock Pike, formerly Williams Ferry Road, and run back between lines as measured from the center line of said road, 200 feet to a dead line.

BEING the same property conveyed to Caprice Palmer and Deborah Campbell, tenants in common with right of survivorship, by Warranty Deed from Kerry Gooch, Trustee of the Glen Clifford Barnhill Special Needs Trust, dated April 11, 2017 and recorded April 17, 2017 in Instrument No. 20170417-0037064, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1521 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 25441 **DEEDWARR**
11/14/2017 11:05:19 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20171114-0116902

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.

Witness my/our hands this 9th day of November, 2017.

Caprice Palmer

Deborah Campbell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caprice Palmer and Deborah Campbell, the 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 purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2017.

Notary Public
My Commission Expires: _____

File No.: 173733

