File Box 2

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1087

Bill Garrett Davidson County
Batch# 35521 DEEDWARR
12/08/2017 02:36:07 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20171208-0125585

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

K. [illegible]
Affiant

Subscribed and sworn to before me, this the 8th day of December, 2017

Debbie Mann
Notary Public
My Commission Expires: [illegible]

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Bradley Stroup and Jane Frohock Stroup 1120 Deerhurst Court Nashville, TN 37221	F+M Bank 10 Cadillac Dr. Suite 100 Brentwood TN 37027	155080G14800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sharon Corbitt-House, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph Bradley Stroup and Jane Frohock Stroup, husband and wife,** hereinafter called the Grantee(s), his/her/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. 148 on the Plan of Poplar Creek Phase 2 of record in Book 6900, pages 339-347 as amended in Amendment and change of Survey Monumentation of record in Book 7900, page 888, Register's Office for said County, shows an Owner's Certificate, certain notes, easements and setback lines.

Being the same property conveyed to Sharon Corbitt-House, married by Warranty Deed from Jerry L. Clifft and wife, Janice L. Clifft, recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121236, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1120 Deerhurst Court, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2017.

GRANTOR:

Sharon House ********

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ******* **Sharon House**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____

****** Sharon Corbitt-House