Bill Garrett Davidson County
Batch# 40881 DEEDWARR
12/22/2017 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20171222-0130690

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $232,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of December, 2017.

NOTARY PUBLIC
My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charmaine Saxon Duncan	Quicken Loans, Inc.	086-14-0B-002.00 CO
(NAME)	(NAME)	
3012 Lake Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $232,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Strange Living Trust, dated December 3, 1997,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charmaine Saxon Duncan. an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled the Revised Final Plat of Lots 1 to 4, Fleetwood Subdivision, Phase One, of record in Plat Book 7900, page 318, 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 WALTER STRANGE AND BLAINE STRANGE, MARRIED, by deed from CHERYL E. BARTON, UNMARRIED, of record in Instrument No. 20040505-0051590 , dated April 30, 2004 , said Register's Office. Being further conveyed to BLAINE STRANGE, TRUSTEE OF THE REVOCABLE STRANGE LIVING TRUST, by deed from BLAINE STRANGE, of record in Instrument No. 20090213-0012884, dated February 7, 2009, said Register's Office.

FILE #: 17-6258

This property is __unimproved _X_improved property known as: 3012 Lake Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of December, 2017.

Strange Living Trust

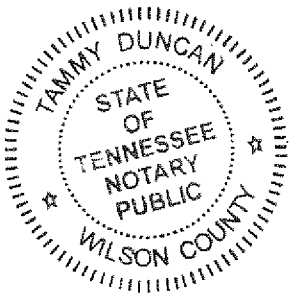
BY: Margaret Kathryn Forrest, Co-Trustee
Margaret Kathryn Forrest, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Kathryn Forrest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Co-Trustee of the Strange Living Trust, and in her capacity as such Co-Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2017.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 17-6258

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

