Bill Garrett Davidson County
Batch# 75873 DEEDWARR
04/03/2018 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20180403-0031046

Warranty Deed

#34163

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2018. Notary Public My commission expires: October 7, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth B. Watson Constance F. Watson	NEW OWNER	
14 Foxhall Close		117-09-0-A01-40-0CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **IRA A. STRICKLAND AND SPOUSE, SUZANNE STRICKLAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH B. WATSON AND CONSTANCE F. WATSON, 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. 14 on the Plan of Foxhall Close of record in Plat Book 4860, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 60 feet on the southeasterly margin of a 22 foot public utility, parking, ingress and egress easement and extends back between parallel lines 120 feet, to a dead line together with an easement for driveway purposes, of record in Book 8371, page 462, and an easement for deck, water heater and fence as granted in an amendment to the Foxhall Close Covenants, Conditions and Restrictions, and amendment being of record in Book 8371, page 444, said Register' s Office.

Being the same property conveyed to Ira A. Strickland and spouse, Suzanne Strickland by Warranty Deed from Gloria W. Calhoun, unmarried of record in Instrument No. 20121212-0114640 Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 12, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 14 Foxhall Close, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of March, 2018.

Ira A. Strickland

Suzanne Strickland

STATE OF FLORIDA
COUNTY OF BRADFORD

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

Witness my hand and seal this 30th day of March, 2018.

CATHY J. SKELLY
Commission # GG 129903
Expires September 16, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

My Commission Expires:

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

