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Batch# 87185 DEEDWARR
05/01/2018 02:28:27 PM 2 pgs
Fees: $13.00 Taxes: $1,084.10
20180501-0041226

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Richard Schroeder, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jimmy Strain and wife, Sandra Strain**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Louise Maxwell and husband, Bobby D. Maxwell, for life, remainder to William Richard Schroeder by Quitclaim Deed from Louise Maxwell, of record in Instrument No. 20160509-0045782, Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 09, 2016. The said Louise Maxwell died May 24, 2016. The said Bobby Dean Maxwell died on November 18, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 908 Chase Boulevard, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2018.

William Richard Schroeder

William Richard Schroeder

State of Tennessee)
County of Davidson)

On this 30th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Richard Schroeder, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 293,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2018.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jimmy Strain 908 Chase Boulevard Hermitage, TN 37076	New Owner	064-11-0-A-079.00CO