THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
Marquitta Stratton
1117 ALEXANDER CIRCLE
NASHVILLE, TN 37208

Mail Tax Statements to:
Marquitta Stratton
1117 ALEXANDER CIRCLE
NASHVILLE, TN 37208

Bill Garrett Davidson County
Batch# 122457 DEEDWARR
07/30/2018 04:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180730-0074334

Warranty Deed

File No: 211597

THIS INDENTURE, made and entered into this 19 day of July, 2018, by and between Olivia Stratton, unmarried, party of the first part, Olivia Stratton, unmarried and Marquitta Stratton, unmarried, as joint tenants with the rights of survivorship and party of the second part,

BEING the same premises which Metropolitan Development and Housing Agency in deed dated 09/26/1991 and recorded 10/01/1991 in the DAVIDSON County Recorder's Office in Deed Book Volume 8454, page 522, granted and conveyed to Olivia Stratton, unmarried, the Grantors herein.

WITNESSETH: That for and in consideration of Zero and No/100 Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Olivia Stratton

OLIVIA STRATTON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Olivia Stratton to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of July, 2018.

Ella K Butler

Notary Public

My commission expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Tax exempt per 66-5-209(5)

Olivia Stratton

Affiant

Subscribed and sworn to before me this 19 day of July, 2018.

Ella K Butler

PROPERTY ADDRESS: 1117 ALEXANDER CIRCLE, NASHVILLE, TN 37208

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

201807300074334

Exhibit A
Legal Description

All land situate in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No. 55 on the Revised Final Plan of Looby Heights, as of record in Book 7900, page 230, said Register's Office, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property as conveyed from Metropolitan Development and Housing Agency to Olivia Stratton, unmarried as set forth in Deed Book 8454 Page 522 dated 09/26/1991, recorded 09/26/1991, DAVIDSON County, TENNESSEE.

Tax ID: 081-07-0-617-00

201807300074334

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES