Bill Garrett Davidson County
Batch# 124812 DEEDWARR
08/06/2018 11:01:36 AM 2 pgs
Fees: $13.00 Taxes: $1,825.58
20180806-0076924

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

180388SH

ELIZABETH HARLAND WILLIS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $493,400.00

Affiant

Subscribed and sworn to before me, this 1 day of August, 2018.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Holland **Cami Holland**	**New Owner**	**Map/Parcel 104-11-0-169.00**
2407 Fairfax Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Rebecca V. Strella, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Holland and wife, Cami Holland

HEREINAFTER CALLED THE GRANTEES, 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 the easterly part of Lot No. 3 in the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, Page 7, Register's Office for Davidson County.

Said part of said lot fronts 57 feet on the south side of Jones Avenue, now Fairfax Avenue, and extends back southwardly between parallel lines 185 feet, more or less, to an alley in the rear.

Being the same property conveyed to Joseph W. Strella and wife, Rebecca V. Strella, by Warranty Deed, from Joseph Lloyd McAdams, Jr. and wife, Elizabeth Emery McAdams, dated August 15, 1975, of record in Book 4943, Page 372, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Rebecca V. Strella, by Quitclaim Deed, from Joseph W. Strella, dated June 17, 1993, of record in Book 9010, Page 938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 7, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2405 Fairfax Avenue, Nashville, TN 37212.

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 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. 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 my/our hand(s) this 1st day of Aug, 2018.

Rebecca V. Strella

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, a Notary Public of said County and State, Rebecca V. Strella, the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2018.

Notary Public

My Commission Expires: May 3, 2022

ANTOINE BRUCE
Notary Public - California
San Francisco County
Commission # 2240993
My Comm. Expires May 3, 2022

File #: **180388SH**
RECORD & RETURN TO:
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