Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 130984 **DEEDWARR**
08/20/2018 01:21:40 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20180820-0082385

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Dean, Successor Trustee PO Box 160772 Nashville, TN 37216	SAME AS BUYER	059-10-0-081.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Rochelle Stratton, widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Dean, Trustee of The 4041 Buena Vista Trust

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 Lot No. 28 on the Plan of Section One, Haynes Estates of record in Plat Book 3700, Page 127, 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. 28 fronts 77 feet on the Westerly side of Buena Vista Pike and runs back between parallel lines 132.5 feet to a line in the rear on which it measures 77 feet thereon.

Being the same property conveyed to Clarence A. Stratton and wife, Rochelle M. Stratton by Warranty deed from W.L. Bainbridge Company of record in Book 4224, page 686, Register's Office for Davidson County, Tennessee, dated March 22, 1968 and recorded on April 03, 1968. Clarence A. Stratton having since died on January 14, 1994 leaving Rochelle M. Stratton sole owner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4041 Buena Vista Pike. Nashville, TN 37218.

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; and we so covenant with 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 uses. the singular number shall include the plural. the plural the singular. and the use of any gender shall be applicable to all genders.

Dated this the 14th day of August. 2018.

Rochelle Stratton

Rochelle Stratton

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me. the undersigned. a Notary Public in and for said County and State.

Rochelle Stratton

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville. Tennessee this 14th day of August. 2018.

Notary Public

My Commission Expires: 1-13-20

(Notary Seal)

