Karen Y Johnson Davidson County
Batch# 157502 DEEDWARR
11/07/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20181107-0110524

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $515,000.00.

*Affiant*

Subscribed and sworn to me on 11/05/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Daniel Strain<br>Valerie Strain<br>927 Rodney Drive<br>Nashville, TN 37205 | SAME AS NEW OWNER | 11501000900 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Weiss V Eubanks and Genie Ladshaw Eubanks, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Daniel Strain and Valerie Strain, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 43 on the Plan of Brook Meade Addition, Section II, recorded in Book 2663, Page 59, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Weiss V. Eubanks and Genie Ladshaw Eubanks, husband and wife, by Warranty Deed from Blue Mountain Homes, LLC, of record in Instrument No. 20151211-0125062, Register's Office for Davidson County, Tennessee.

This is improved property known as 927 Rodney Drive, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 11/05/18.

Weiss V Eubanks

Genie Ladshaw Eubanks

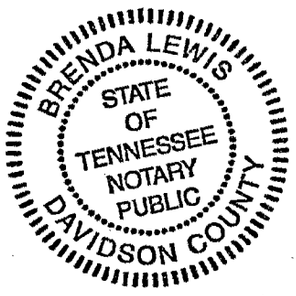
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 11/ 2 /18, before me personally appeared Weiss V Eubanks and Genie Ladshaw Eubanks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/ 2 /18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

