Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1323

Karen Y Johnson Davidson County
Batch# 179177 DEEDWARR
12/31/2018 11:52:32 AM 2 pgs
Fees: $13.00 Taxes: $312.74

20181231-0126426

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,523.22

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of December, 2018

Notary Public

Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeff Stromatt 402 Churchill Crossing Nashville, TN 37115	NEW OWNER	034-03-0B-402.00 CO

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,

Betty Jean Stromatt, an unmarried woman

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

Jeff Stromatt, an unmarried man

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 Unit No. 402, Phase 4, Churchill Crossing, a horizontal property regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, Book 10996, Page 199 and Instrument Number 20050829-0103075, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 10996, Page 199, said Register's Office, to which plan reference is hereby made for a more complete description. Reference is also made to the Boundary Plat of record in Book 7900, Page 25, said Register's Office.

BEING the same property conveyed to Betty Jean Stromatt, an unmarried woman, by Warranty Deed from Ivan D. Pyne and Jackie S. Pyne, husband and wife, dated 10/31/08 and recorded 11/3/08 in Instrument Number 20081103-0109403, Register's Office for Davidson County, Tennessee.

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: 402 Churchill Crossing, Nashville, TN 37115

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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 28th day of December, 2018.

Betty Jean Stromatt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Jean Stromatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of December, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20