THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218733

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
1717 Alliant Avenue, Suite 5
Louisville, KY 40299
File No. KX187002442RELO

Karen Johnson Davidson County
Batch# 184688 DEEDWARR
01/16/2019 12:18:41 PM 2 pgs
Fees: $13.00 Taxes: $1,640.95
20190116-0004595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $443,500.00.

Natalie A Strawn
Affiant

Subscribed and sworn to before me, this 14th day of January, 2019.

Notary Public
My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas M. Colbert 6021 Ridge Farm Place Brentwood TN 37027	Branch Banking and Trust Company 223 West Nash Street Wilson, NC 27893	Tax Parcel ID No. 171-12-0A-055.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William S. Strawn and Natalie A. Strawn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Colbert,** unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 54 on the plan of Section 2, addition to Brelan Park at Saddlewood as shown on the plan of record in Plat Book 7900, Page 963, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

This conveyance is made subject to applicable restrictions, building lines and all existing easements.

Being the same property conveyed to William S. Strawn and Natalie A. Strawn, from William D. Degryse and Sharon L. Degryse, by Warranty Deed dated June 14, 2016, of record in Instrument Number 20160615-0060784, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 6021 Ridge Farm Place Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2019.

William S. Strawn

Natalie A. Strawn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William S. Strawn and Natalie A. Strawn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022