Karen Johnson Davidson County
Batch# 188924 DEEDWARR
01/28/2019 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $588.30
20190128-0008087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180502TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wanda Nicole Barr and Stuart Barr, wife and husband	Wanda Nicole Barr and Stuart Barr, wife and husband	
(NAME) 3813 Dunbar Drive	(NAME) 3813 Dunbar Drive	059-10-0-020.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Three Thousand And No/100 Dollars ($163,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BILLIE JEAN STRATTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA NICOLE BARR AND STUART BARR, WIFE AND HUSBAND**, 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. 7 on the Plan of Royal Garden Estates, Section 1 of record in Plat Book 3700, Page 29, 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 fronts 97.03 feet on the Westerly side of Dunbar Drive and extends back 175 feet on the Northerly line, 176.8 feet on the Southerly line to a dead line, and measures 111.54 feet thereon.

Being the same property conveyed to Dr. Omega Jarrett Stratton, Herbert F. Stratton and his wife, Billie Jean Stratton, as joint tenants with rights of survivorship by Quitclaim deed from Dr. Omega Jarrett Stratton of record in Instrument No. 20181031-0107815 Register's Office for Davidson County, Tennessee, dated November 14, 2008 and recorded on October 31, 2018. Omega Stratton having passed away on December 27, 2008. Herbert F. Stratton having passed away September 18, 2018.

Being the same property conveyed to Omega J. Stratton by Quitclaim deed from Herbert Stratton of record in Book 11382, page 235, Register's Office for Davidson County, Tennessee, dated March 11, 1999 and recorded on March 12, 1999.

Being the same property conveyed to Herbert Stratton and wife, Omega J. Stratton by Corporate Warranty deed from Cumberland Builders, Inc. of record in Book 4224, page 768, Register's Office for Davidson County, Tennessee, dated March 27, 1968 and recorded on April 03, 1969.

unimproved ☐
This is improved ☒ property, known as 3813 Dunbar Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Billie Jean Stratton this 25th day of January, 2019.

Billie Jean Stratton

Billie Jean Stratton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of January, 2019, before me personally appeared Billie Jean Stratton, an unmarried woman to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 25th day of January, 2019.

Commission Expires: _____

Notary Public

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019