Name and Address of New Owner:
Hyde & Moore Assets, LLC
2903 Saint Johns Dr.
Murfreesboro, TN 37129-0806

Send Tax Bills To:
SAME

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 050-14-0-205

Karen Johnson Davidson County
Batch# 211725 DEEDWARR
03/29/2019 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20190329-0028647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Earl Strong Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 278 on the plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Earl Strong Jr. and Birdie L. Coleman, joint tenants with right of survivorship by Jamie M. Purvis, a/k/a Jamie M. Dawson and/or Jamie M. D. Purvis and spouse, Stephen W. Purvis Jr. by Warranty Deed dated October 15, 1997, and of record in Book 10647, Page 681, Register's Office, Davidson County, Tennessee. Birdie L. Coleman having deceased on December 10, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3249, PAGE 345; Book 3309, Page 615; and Book 3616, Page 269; all matters as shown of record in Plat Book 3300, Page 5, Register's Office, Davidson County, Tennessee.

This is Improved property known as: 3213 Sennadale Lane, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of March, 2019.

Earl Strong Jr. (SEAL)
Earl Strong Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of March, 2019, before me personally appeared Earl Strong, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of March, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone
Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Mitchell
(Affiant)

Sworn to and subscribed before me this
28th day of March, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone
Notary Public
My commission expires: 5-3-2021
File No. 2019-68

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

