Karen Johnson Davidson County
Batch# 211843 DEEDWARR
03/29/2019 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20190329-0028814

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2019. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Superior Remodeling, LLC Ste 100 7105 Moores Lane Brentwood, TN 37027	SAME	09105009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER M. STRANGE UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUPERIOR REMODELING, LLC**, a Tennessee limited liability company,

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, Moss-Wood Subdivision, of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Strange by deed dated August 4, 2009, from Kelly B. Burns, of record in Instrument No. 20090807-0074566, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 3157, page 606, Register's Office for Davidson County, Tennessee.

This is improved property known as: **630 Waco Drive, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of March, 2019.

Jennifer M. Strange

Jennifer M. Strange

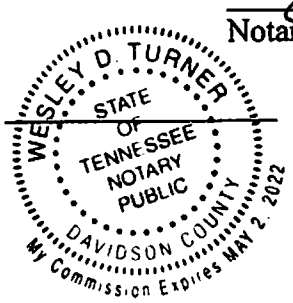
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER M. STRANGE**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:



764443.1/200736

True Copy Certification

I, Wesley D. Turner, 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

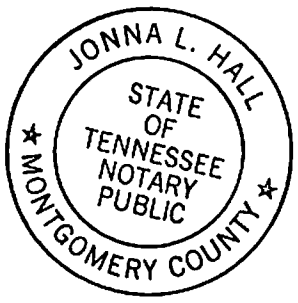
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal



722337.1/2010969