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Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0269S-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2019

Notary Public
My Commission Expires: 03-08-21

Karen Johnson Davidson County
Batch# 236171 DEEDWARR
05/30/2019 09:06:10 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190530-0051032

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

Address of New Owner	Send Tax Bills To:	
Elizabeth T. Leiserson 3360 Mimosa Drive Nashville, TN 37211	Citizens Bank, N.A. P O Box 2800 Glen Allen, Virginia 23058-2800	Map/parcel: 133-07-0-155.00

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

Deborah R. Scraggins, a single woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth T. Leiserson, a single woman and Daniel J. Hooper, a single man, as joint tenants with right of survivorship, and not as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Lot No. 120 on the Plan of GLENCOE ACRES, Section I, as appearing of record in Book 1835, Pages 136, 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deborah R. Scraggins by QuitClaim Deed from Sandra S. Strohl dated 1/9/2012 and filed for record in Instrument Number 20120131-0008825, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine L. Stohl by QuitClaim Deed from Ira Leroy Strohl dated 10/28/2008 and filed for record in Instrument Number 20081030-0108181, in the Register's Office for Davidson County, Tennessee. Said QuitClaim Deed contains an error regarding the recording information for the Power of Attorney. Power of Attorney executed by Ira L. Strohl is in Instrument Number 20010730-0080695, in said Register's Office. The said Katherine L. Strohl was pre-deceased by her husband, Ira Leroy Strohl, who died on July 20,

2009 leaving her as the fee simple owner of subject property as the surviving tenant by the entirety. Katherine L. Strohl is reported to have died on February 15, 2011, with no probate case opened. Per Affidavit as to Heirs recorded 3/9/2011 in Instrument Number 20110309-0018735, her sole heirs were her two daughters, Sandra S. Strohl and Deborah R. Scraggins. Please see new Affidavit of Heirship dated 5/20/2019 and filed of record in Instrument Number 20190530-0051031, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ira Leroy Strohl and wife, Katherine L. Strohl by Trustee's QuitClaim Deed from Ira Leroy Strohl and Katherine L. Strohl, Trustees of The Ira Leroy Storhl and Katherine L. Strohl Revocable Living Trust dated 10/20/2008 and filed for record in Instrument Number 20081022-0105757, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Ira Leroy Strohl and Katherine L. Strohl Revocable Living Trust by QuitClaim Deed from Katherine L. Strohl and husband, Ira Leroy Strohl dated 7/24/2001 and filed for record in Instrument Number 20010730-0080694, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine Louise Anton Strohl and husband Leroy Strohl by Deed from Bernard L. O'Neal and wife, Vergie O'Neal dated 4/13/1955 and filed for record in Book 2395, Page 204, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 3360 Mimosa Drive, Nashville, TN, 37211

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(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 29th day of May, 2019

Deborah R Scraggins

Deborah R. Scraggins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal this 29th day of May, 2019

Notary Public
My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY