398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 236637 **DEEDWARR**
05/30/2019 12:29:16 PM 2 pgs
Fees: $13.00 Taxes: $1,475.93

20190530-0051338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stricklin and Sarah Stricklin	Movement Mortgage LLC	
(NAME)	(NAME)	
5005 Darlington Dr.	8024 Calvin Hall Road	147-09-0-067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **(A) JASON ROBERT LANSDELL, UNMARRIED AND (B) ROBERT STEVEN LANSDELL AND WIFE, NANCY LANSDELL, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP AS TO (A) AND (B), BUT AS TENANTS BY THE ENTIRETIES AS TO ROBERT STEVEN LANSDELL AND WIFE, NANCY LANSDELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL STRICKLIN AND SARAH STRICKLIN, HUSBAND AND WIFE,** 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 8, as shown on the map entitled Section One, Caldwell Country Estates, of record in Book 2663, Pages 68 and 69, 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 (a) Jason Robert Lansdell, unmarried and (b) Robert Steven Lansdell and wife, Nancy Landsell, as tenants in common with the right of survivorship as to (a) and (b), but as tenants by the entireties as to Robert Steven Lansdell and wife, Nancy Lansdell by Warranty Deed from Wallace H. Billington, individually as Devisee under the Last Will and Testament of Dorothy H. Billington and in his capacity as Executor of the Estate of Dorothy H. Billington, recorded on the 16th day of November, 2016 in Instrument No. 20161116-0120902, in the Register's Office of Davidson County, Tennessee and by Scrivener's Affidavit of record in Instrument No. 20190529-0050661, said Register's Office..

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5005 Darlington Dr., Nashville, TN 37211
(House Number) (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.

Witness my hand this 29 day of May, 2019

JASON LANSDELL

ROBERT STEVEN LANSDELL

NANCY LANSDELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Lansdell, and Robert Steven Lansdell and Nancy Lansdell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public