Karen Johnson Davidson County
Batch# 241923 DEEDWARR
06/11/2019 11:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190611-0056025

Prepared by: Recorded By:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 10 day of June, 2019.

Notary Public
My commission expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

06-1904-77186

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas Strayer 2808 Jenoaks Pass Hermitage TN 37076	NEW OWNER	109-04-0-A-040.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Greaney and Barbara R. Greaney, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas E. Strayer III and Maria C. Strayer, husband and wife,** hereinafter called the Grantees, their successors 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. 64, on the Plan of Towering Oaks, Phase One, of record in Instrument No. 20071127-0137704, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Greaney and Barbara R. Greaney, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 26, 2010, recorded October 29, 2010, of record in Instrument No. 20101029-0086679, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 2808 Jenoaks Pass, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of June, 2019.

Thomas Greaney

Barbara R. Greaney

STATE OF FLORIDA

COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas Greaney and Barbara R. Greaney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Lake County, Florida, this 5th day of June, 2019.

Notary Public

My Commission expires:

JANE L. ROULETTE
Commission # GG 209854
Expires April 22, 2022
Bonded Thru Budget Notary Services

True Copy Certification

I, Penny U. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)