WARRANTY DEED

Karen Johnson Davidson County
Batch# 263466 **DEEDWARR**
07/29/2019 11:08:08 AM 2 pgs
Fees: $13.00 Taxes: $754.27

20190729-0074336

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,855.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kay Ellen McDowell	Kay Ellen McDowell	117-15-0-A-176.00 CO
(NAME)	(NAME)	
133 Dove Creek Path	133 Dove Creek Path	
(ADDRESS)	(ADDRESS)	
Abilene, TX 79602	Abilene, TX 79602	
(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, I, **Shanna Strassberg, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Alec McDowell and Kay Ellen McDowell, 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 UNIT NO. S-8, THE GREEN HILLS TERRACE, OF RECORD IN PLAT BOOK 5200, PAGE 64 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOYCE STRASSBERG, UNMARRIED, AND SHANNA STRASSBERG, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ROBERT PAYNE AND TERESA PAYNE, MARRIED, DATED SEPTEMBER 12, 2007, OF RECORD IN INSTRUMENT NO. 20070919-0111929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO SHANNA S. STRASSBERG, UNMARRIED, BY QUITCLAIM DEED FROM JOYCE STRASSBERG, UNMARRIED, DATED JUNE 27, 2011, OF RECORD IN INSTRUMENT NO. 20110701-0050784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones Road, Number S8, Nashville, TN 37215
(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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 5200, page 64; Restrictions of record in Book 11362, page 463; Master Deed establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702; Book 7841, page 557 and Book 9830, page 181; Easement for sanitary sewer/storm drainage of record in Book 3879, page 569; Easement for overhang of record in Book 4317, page 162; Easements for Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514; Dedication of common area of record in Book 4320, page 896; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 25th day of July, 2019.

Shanna Strassberg

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Shanna Strassberg, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29671

