WARRANTY DEED

Karen Johnson Davidson County
Batch# 309287 DEEDWARR
10/31/2019 01:53:39 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20191031-0112122

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 8-17-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 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
Samuel Adam Crosa	FirstBank	083-07-0-S-001.00 CO
(NAME)	(NAME)	
811B Powers Ave.	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	
(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, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Adam Crosa, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit A as established in Declaration of Covenants, Conditions and Restrictions for Homes at 811 Powers, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20150210-0012448, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit B, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shanna Strassberg, a single woman, by Warranty Deed from Prime Nashville, LLC, a Tennessee limited liability company, dated July 29, 2016, of record in Instrument No. 20160803-0080472, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 811B Powers Ave., Nashville, TN 37206
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his 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 Book 421, page 56; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws and any and all exhibits thereto of record in Instrument No. 20150210-0012448; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 28th day of October, 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 28th day of October, 2019.

Notary Public
My Commission Expires: _____

File No.: 30348

