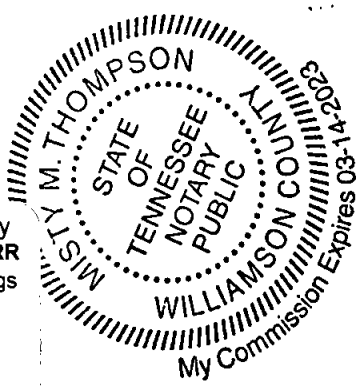
(1) Return to: Bridgehouse Title

WARRANTY DEED



Karen Johnson Davidson County
Batch# 311988 DEEDWARR
11/06/2019 08:40:23 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20191106-0114541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Coreen Newcomb
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shanna Strassberg	Bank of England	091 16 0K 004.00
(NAME)	(NAME) 5 Statehouse Plaza #500	
4306B Dakota Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith Bolton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shanna Strassberg, an unmarried woman,** , 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 B, as shown on Exhibit B-2, Declaration of Covenants, Conditions and Restrictions for Homes at 4306 and 4304 Dakota Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180313-0023813, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being a portion of the property conveyed to Jeff Estepp by Warranty Deed from Ronald Eugene Turner and Anna Bea Turner, dated January 11, 2013, of record in Instrument No. 20130114-0004236, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Keith Bolton by Warranty Deed from Jeff Estepp, married, dated January 5, 2018, of record in Instrument No. 20180109-0002867, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced plat.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4306B Dakota Ave., Nashville, TN 37209

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 our hands this 29 day of October, 2019.

Keith Bolton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Keith Bolton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

R. N. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

File Number: HLT-1909719SSO