WARRANTY DEED

Karen Johnson Davidson County
Batch# 341222 DEEDWARR
01/09/2020 03:25:48 PM 2 pgs
Fees: $13.00 Taxes: $2,330.63

20200109-0003350

JM-BR-19-1407

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel S. Straton and Ruth L. Straton	**Canopy Mortgage, LLC**	
(NAME)	(NAME)	**083-05-0-351.00**
1407 Franklin Ave	**360 Technology Court, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Lindon, UT 84042**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL ZELLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL S. STRATON AND RUTH L. STRATON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Easterly 45 feet of Lot 45, THE WEAKLEY HOME PLACE, as shown on plat of record in Plat Book 421, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Zeller, by Warranty Deed from Cathedral Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20130522-0051809, in the Register's Office of Davidson County, Tennessee, dated May 15, 2013 and recorded on May 22, 2013.

This conveyance is subject to:
- County of Davidson taxes for the year 2020 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WEAKLEY HOME PLACE, as recorded in Plat Book 421, Page(s) 36.

- Restrictive Covenant for Detached Structure recorded in Instrument No. 20130304-0021481.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1407 Franklin Ave, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF JANUARY, 2020.

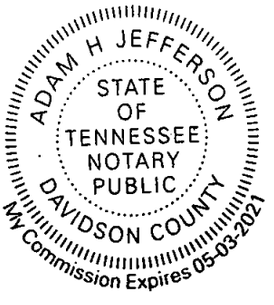
Michael Zeller
by John Gleaves as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL ZELLER, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL ZELLER.

Witness my hand and official seal, this the 6th of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212