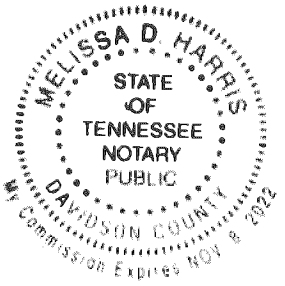
Karen Johnson Davidson County
Batch# 496455 DEEDWARR
10/15/2020 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20201015-0119927

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2020

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

MST 2020-1638

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey Strobel	New Owner	171-03-0B-046.00-CO
(NAME)	(NAME)	
641 Old Hickory Boulevard, #33		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-3944		
(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, WE, **Blythe G. Houghland, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aubrey Strobel, 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 No. 17 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, R20 Residential P.U.D., a Horizontal Property Regime (Private Element) of record in Plat Book 9700, Page 236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blythe G. Houghland, a married person by Warranty deed from Clifford H. Young, Trustee of the Young Trust, created on March 28, 2013 of record in Instrument No. 20150804-0077256 Register's Office for Davidson County, Tennessee, dated August 03, 2015 and recorded on August 04, 2015.

****Calvin Houghland, spouse to Blythe G. Houghland, joins in the execution of this document for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.**

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 236 and Book 9700, Page 461, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended in Book 9500, Page 393, as amended of record in Book 9860, Page 840, Book 7798, Page 843, Book 10126, Page 435, Book 10224, page 683, corrected in Book 10294, page 850, Book 10694, Page 541, Book 10393, page 11, Instrument No. 20000718-0070558, as re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee. Charter of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 40, Book 10126, Page 430 and Book 11550, page 529, in the Register's Office for Davidson County, Tennessee.

This property, known as 641 Old Hickory Boulevard #33, Brentwood, TN 37027-3944
(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 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 my/our hand(s) this 14th DAY OF Oct, 2020.

Blythe G. Houghland

**Calvin Houghland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Blythe G. Houghland and Calvin Houghland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of October, 2020.

Notary Public

My commission expires: 7-20-24

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

