**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.**

Amanda Brune
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.**

**Notary Public**

**MY COMMISSION EXPIRES:** ~~**MARCH 8, 2021**~~ 11/17/20
**(AFFIX SEAL)**

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**2000 Richard Jones Road, Suite 178**
**Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 507312 **DEEDWARR**
11/02/2020 11:04:11 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201102-0127731

**03-NSH20-00148**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Elizabeth Stroecker<br>87 Peachtree Street<br>Nashville, TN 37210 | Elizabeth Stroecker<br>87 Peachtree Street<br>Nashville, TN 37210 | 119-06-0-029.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan C. Bearden a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth Stroecker, a single woman** hereinafter called the Grantees, their successors 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 Lot No. 86, on the plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Three, as shown by plat of record in Book 1424, Page 113, as revised in Book 1759, Page 373, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> 24 month chain of title:
>
> Being the same property conveyed to Susan C. Bearden, a single woman by deed from Max Merryman, a single person, dated June 29, 2017, recorded June 30, 2017, of record in Instrument No. 20170630-0066150, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 87 Peachtree Street, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of October, 2020

Susan C. Bearden

Susan C. Bearden

STATE OF TENNESSEE

COUNTYCOUNTY OF DAVIDSON

I, Seth A. Dearinger, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Susan C. Bearden personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public

My Commission Expires: March 8, 2021

(SEAL

