Davidson County DEEDWARR
Recvd: 12/29/06 10:19 2 pg
Fees:13.00 Taxes:1017.50

20061229-0160586

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: [redacted] 03.22.2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Jason A. Schimmels	JPMorgan Chase Bank, N.A.	083-13-0
1600 Russell Street	6465 S. Greenwood Plaza #900	GROUP
Nashville, Tennessee 37206	Centennial, CO 80111	PARCEL 402.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Two Hundred Seventy Five Thousand Dollars and Zero Cents ($275,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Voda Property Development, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jason A. Schimmels and wife, Vanessa A. Schimmels, 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.

BEING the westerly part of Lot No. 45 on the Plan of Lindsley Subdivision of the Chadwell Tract as of record in Plat Book 2, page 24, Chancery Court at Nashville, described as follows:

BEGINNING at the southeast corner of South 16th and Russell Streets; thence with the southerly margin of Russell Street, eastwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to Charles William Fields and wife by deed from Mary P. Horn of record in Book 1314, page 257, Register's Office of said County; thence with Fields westerly line southwardly 160.0 feet to the northerly margin of an alley; thence with said alley westwardly 65.0 feet to the easterly margin of South 16th Street; thence with said Street northwardly 160.0 feet to the beginning.

BEING the same property conveyed to Voda Property Development, LLC, a Tennessee limited liability company, by deed dated January 11, 2006, from James E. Wheeler, Jr., a single person, of record as Instrument No. 20060113-0005584 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1600 Russell Street, 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 Grantees, their heirs and assigns forever; and Grantor does covenant with the said

Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 hand this 28th day of December 2006.

Voda Property Development, LLC

By: _____
David Wheeler, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Voda Property Development, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December 2006.

_____
Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

