WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069616 DEEDWARR
Recvd: 08/13/13 13:08 2 pgs
Fees:13.00 Taxes:624.76

20130813-0084966

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $168,855.00.

Affiant

Subscribed and sworn to before me this 12th day of August, 2013

Notary Public
My Commission expires: 8/23/2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Matthew G. Pike	Wells Fargo Bank, N.A.	091-05-0-225.00
617 Nashua Lane	101 North Phillips Avenue	
Nashville, TN 37209	Sioux Falls, SD 57104	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carly D. Podawiltz n/k/a Carly Schall,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew G. Pike, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Todd Schall joins in this conveyance to convey any and all marital interest he may have in and to said property.

Being Lot No. 19 on the plan of Mosswood Heights, Section 2, of record in Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carly D. Podawiltz and Michael S. Podawiltz, wife and husband by deed from Christopher M. Rose, unmarried on January 26, 2007, of record in Instrument Number 20070206-0015614, Register's Office for Davidson County, Tennessee. And further conveyed by terms of Final Decree of Divorce to Carly D. Podawiltz by Quitclaim Deed from Michael S. Podawiltz of record in Instrument Number 20100618-0047662, said Register's Office.

Carly D. Podawiltz n/k/a Carly Schall, married.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 155, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4469, page 735, Register's Office for Davidson County, Tennessee.

This is improved property known as: **617 Nashau Lane, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 12, 2013.

Carly D. Schall
Carly D. Podawiltz is now known as Carly Schall

Todd Schall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carly Schall and Todd Schall** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 12, 2013

My commission expires 7/6/15

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY