BILL GARRETT, Davidson County
Trans:T20140051302 DEEDWARR
Recvd: 07/17/14 10:25 2 pgs
Fees:13.00 Taxes:32.62
20140717-0063215

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
R14-0395-D

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. David Schenkel
4121 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:
New Owners

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, I,
Brian Simmons

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
David Schenkel and wife, Kendra Schenkel

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:

Lying and being in Davidson County, Tennessee and being Lot No. 17B on the plan of Zone Lot Division of Lots 14, 17, 19 and 21 of Section 3, Seven Oaks Estates, of record in Book 5200, Page 760, amended in Book 6250, Page 599, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Simmons and David Schenkel, by deed from the Secretary of Housing and Urban Development of Washington, D.C., dated September 13, 2008 and of record in Instrument Number 20080908-0091596, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Tara Ann Court.

This property is subject to restrictions of record in Book 6439, Page 266, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Book 5200, Page 760, as revised in Book 6250, Page 599, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5261, Page 798, in the Register's Office of Davidson County, Tennessee.

This property is subject to any existing rents and/or leases.

This is ( ) Unimproved (X) Improved property known as 1123 Tara Ann Court, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this the 15th day of July, 2014.

Brian Simmons

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Simmons, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of July, 2014.

Notary Public

NOTARY PUBLIC
RICARDO A CAMPOS
STATE OF COLORADO
MY COMMISSION EXPIRES JULY 05, 2015

My Commission Expires: July 05, 2015

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $8,816.00

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

MISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017

My Commission Expires:

Map: 120 13 0
Parcel: 088.00