6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140092122 DEEDWARR
Recvd: 12/09/14 15:32 2 pgs
Fees:13.00 Taxes:462.50
20141209-0112834

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claribell C. Escamilla	Access National Mortgage	173050A02700 CO
(NAME)	(NAME)	
1848 Shaylin Loop	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141886

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, Kelsi R. Schneeman and husband, Jeremy Arnold**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Claribell C. Escamilla and Andrew Sigl, joint tenants**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING all of Lot No. 27 on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument 20050721-0084791 and re-recorded in Instrument 20050805-0092480, as amended of record in Instrument 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Kelsi R. Schneeman by Warranty Deed from Ole South Properties, Inc., dated April 10, 2009 and filed of record in Instrument 20090420-0035229, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions as set out in the Master Deed and the By-Laws appended thereto, of record in Instrument 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended in Instrument 20051114-0136938 and Instrument 20071227-0147998, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1848 Shaylin Loop, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of December, 2014.

Kelsi R. Schneeman

Jeremy Arnold

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kelsi R. Schneeman and husband, Jeremy Arnold, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kelsi R. Schneeman and husband, Jeremy Arnold executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2014.

Commission expires: 5/26/17

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public