WARRANTY DEED

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Regina Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2015.

Elizabeth Maison
Notary Public

MY COMMISSION EXPIRES: 2-11-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN SCHEMMEL and ALLEN SCHEMMEL, TENANCY BY ENTIRETY	NEW OWNER	08203023900
(NAME)	(NAME)	
1014 Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Regina Williams, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN SCHEMMEL and ALLEN SCHEMMEL, TENANCY BY ENTIRETY , 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:

Land in Davidson County, Tennessee, being the southerly 34 feet of Lot No. 54 and the northerly 16 feet of Lot No. 53, on the Plan of the Benedict Land Company's Subdivision, of the Lindsey Tract of record in Book 332, Page 40, Register's office for Davidson County, Tennessee.

Said Part of Lot no. 53 and part of Lot No. 54, together front 50 feet on the easterly margin of Meridian Street and runs back between parallel lines, measuring 173.5 feet to a dead line in the rear on which it measures 50 feet. Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Regina Williams, by deed of record in Instrument Number 20101130-0095088, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of the Benedict Land Company's Subdivision, of the Lindsey Tract of record in Book 332, Page 40, Register's office for Davidson County, Tennessee. Easement of record in Book 4479, Page 524, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1014 Meridian Street, Nashville, TN 37207
(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 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.

BILL GARRETT, Davidson County
Trans:T20150008733 DEEDWARR
Recvd: 02/04/15 09:38 2 pgs
Fees:13.00 Taxes:562.40
20150204-0010375

Witness my hand this 30th day of January, 2015.

Regina Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 30th day of January, 2015.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066