BILL GARRETT, Davidson County
Trans:T20150016824 DEEDWARR
Recvd: 03/09/15 13:17 2 pgs
Fees:13.00 Taxes:1369.00
20150309-0019923

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 3, 2015.** Notary Public MY COMMISSION EXPIRES: 3/24/18 (AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0062**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Schomp	Mortgage Investors Group	**072 14 0 240.00**
(NAME) **1511 Douglas**	(NAME) 8320 E Walker Springs Ln Ste 200	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Knoxville TN, 37923	
(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, WE, **Adam S. Thede, unmarried and Laura J. Veltz, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Schomp, an unmarried individual,** 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 Lot No. 72 and the East 15' of Lot No. 73, on the map of Dr. E.T. Brown's subdivision of Lot Nos. 21 to 26 inclusive of Brownsville Additions, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Said lot and part of said lot adjoin and front together 65' on the north side of Douglas Avenue and runs back between parallel lines 170' to an alley.

Being the same property conveyed to Adam S. Thede, unmarried and Laura J. Veltz, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Bruce Hesler, married, recorded October 2, 2008 in Instrument Number 20081002-0100063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1511 Douglas, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the 3rd day of **March, 2015**.

Adam S. Thede

Laura J. Veltz

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam S. Thede and Laura J. Veltz**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **March, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY