BILL GARRETT, Davidson County
Trans:T20150017853 DEEDWARR
Recvd: 03/12/15 08:09 2 pgs
Fees:13.00 Taxes:1961.00
20150312-0021050

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $530,000.00. Affiant Subscribed and sworn to before me, this the 9th day of March, 2015. Notary Public My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Scheideman Marissa Moss	United Home Loans, Inc.	
1412 Forrest Avenue	4 Westbrook Corporate Ctr #650	0830938000
Nashville, TN 37206	Westchester, IL 60154	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL SCHEIDEMAN AND MARISSA MOSS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Easterly 43-2/3 feet of Lot No. 38 on the Plan of A.V.S Lindsley, 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 38 fronts 43-2/3 feet on the Southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Monica Denise Lyle by Quitclaim deed from William Curtis Lyle and wife, Darlene Duke Lyle of record in Book 10253, page 301, Register's Office for Davidson County, Tennessee, dated November 06, 1996 and recorded on November 07, 1996.

Being the same property conveyed to Darlene Duke Lyle by Quitclaim deed from Monica Denise Lyle of record in Instrument No. 20130401-0031088 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 01, 2013.

Being the same property conveyed to Martianez V. Rorie, unmarried by Warranty deed from Darlene Duke Lyle, unmarried of record in Instrument No. 20131126-0121519 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on November 26, 2013.

Being the same property conveyed to Rice Property Management, LLC, a Tennessee Limited Liability Company by Warranty deed from Martianez V. Rorie, unmarried of record in Instrument No. 20140212-0012614 Register's Office for Davidson County, Tennessee, dated February 11, 2014 and recorded on February 12, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1412 Forrest Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of March, 2015.

Rice Property Management, LLC, a Tennessee Limited Liability Company

By: _____
Name: Christianna J. Rice
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christianna J. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Rice Property Management, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of March, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

