WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 07-30-2017

(AFFIX SEAL)

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Anthony Eberhardt		141/07-0-B/175
(NAME)	(NAME)	
1016 Summerview Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kelly D. Scheetz and husband, and Ray Scheetz,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Anthony Eberhardt,** 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. 180 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, Page 658, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelly D. Scheetz and Ray Scheetz, by deed of record in Instrument Number 20050617-0069333, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, Page 658, Register's office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8556, Page 11, Book 10190, Page 89, and Book 11433, Page 936, said Register's office. By-Laws of record in in Book 8556, Page 25, Said Register's office.

unimproved ☐

This is improved ☑ property, known as 1016 Summerview Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150024499 DEEDWARR
Recvd: 04/02/15 14:22 2 pgs
Fees:13.00 Taxes:777.00
20150402-0028980

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.

Witness my/our hands this 31st day of March, 2015.

Kelly D. Scheetz

Ray Scheetz

State of Tennessee
County of Williamson

Personally appeared before me Kelly D. Scheetz and Ray Scheetz, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31 day of MARCH, 2015.

Notary Public _____
My Commission Expires: _____

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

File No.: 9341