BILL GARRETT, Davidson County
Trans:T20150029921 DEEDWARR
Recvd: 04/21/15 09:44 2 pgs
Fees:13.00 Taxes:597.55
20150421-0035336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 161,500.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2015

Notary Public

My commission expires: 11-13-18

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES M. SCHEELE SANDRA L. SCHEELEALYSSA MARIE SCHEELE	**COMMERCE UNION BANK**	**13401006900**
628 BEL AIR DR	101 Creekstone Blvd #200 Franklin TN 37064	
NASHVILLE, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

DAVID M. HANES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES M. SCHEELE MARRIED SANDRA L. SCHEELE and ALYSSA MARIE SCHEELE A SINGLE PERSON, as tenants in common each owning 1/3 interest, with right of survivorship,

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. 83 on the Map of Curreywood Acres Subdivision, as of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above described property but excluded therefrom is the following described easement as described in Book 4058, page 427, Register's Office of Davidson County, Tennessee, as condemned by the Metropolitan Government for a sanitary sewer with easements:

An easement 30 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point in the common line of Lots 83 and 84, of the Curreywood Acres Subdivision, Section 1, the deed for which is of record in Book 2133, page 109, R.O.D.C., Tennessee, said point being northwardly 67 feet from the southerly common corner of the aforesaid Lots 83 and 84; thence eastwardly 58 feet to a point in the common line of Lots 82 and 83 of the aforesaid subdivision, said point being northeastwardly 82 feet, more or less, from the southerly common corner of the aforesaid Lots 82 and 83.

A 30 foot temporary construction easement, measured 15 feet on either side of the aforedescribed permanent easement, said temporary construction easement to be vacated upon completion of construction.

BEING THE SAME PROPERTY CONVEYED TO DAVID M. HANES, UNMARRIED, BY WARRANTY DEED FROM KRISTA S. OPPENHUIZEN AND NATHAN OPPENHUIZEN, WIFE AND HUSBAND, DATED 06/12/2013 AND RECORDED ON 06/17/2013 IN INSTRUMENT NUMBER 20130617-0061698, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REBEKAH POTEET SIGNS TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO KRISTA. S. OPPENHUIZEN AND NATHAN OPPENHUIZEN, WIFE AND HUSBAND, BY WARRANTY DEED FROM SHER POWERS, DATED 04/29/2011 AND RECORDED ON 05/02/2011 IN INSTRUMENT NUMBER 20110502-0033463, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 628 BEL AIR DR, NASHVILLE, TN 37217.

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 in 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 hand(s) this 14th day of April, 2015.

DAVID M. HANES

REBECAH POTEET

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, DAVID M. HANES AND REBECAH POTEET the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2015.

Notary Public

My Commission Expires: 02-04-2018

PAM J. TIBBS
NOTARY PUBLIC
COMMISSION EXPIRES:
02-04-2018