# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

P-BR-15-2050

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **David Schadel** | **Farmington Mortgage, a division of Capstar Bank** | |
| (NAME) **2050 Graybar Lane** | (NAME) **2002 Richard Jones Rd., Ste. 300A** | **117110D02500CO** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) **Nashville, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM J. BURCHFIELD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID SCHADEL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2050 of Turnberry Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D & E to the Master Deed of record in Book 6686, page 166 , as amended in Book 6814, page 165, as supplemented in Book 8747, page 521, amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William J. Burchfield, unmarried by warranty deed from Gregory M. Watroba, unmarried of record in Instrument No. 20101018-0083402 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 18, 2010.

This conveyance is subject to:
- All matters shown on Plan, as Exhibit D & Eto Master Deed, of record in Book 6686, Page 166;
- Master Deed of record in Book 6686, Page 166, amended in Book 6814, Page 165, supplemented in Book 8747, Page 521, and further amended in Book 9315, Page 795;
- Charter of record in Book 6849, Page 237;
- By-Laws of record in Book 6686, Page 197, amended in Instrument Nos. 200008010075604 and 200609120112658;
- Storm Water Detention Agreement of record in Book 6634, Page 506, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2050 Graybar Lane , Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20150039104 DEEDWARR
Recvd: 05/20/15 09:06 2 pgs
Fees:13.00 Taxes:962.00
20150520-0046374

Witness my/our hand(s) this the 15th DAY OF MAY, 2015.

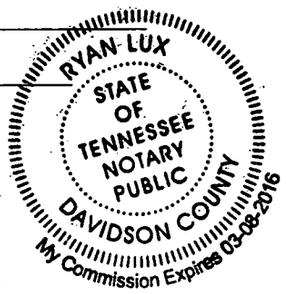
William J. Burchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. BURCHFIELD, the within named bargainor, 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 and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212