BILL GARRETT, Davidson County
Trans: T20150059907 DEEDWARR
Recvd: 07/22/15 14:52 2 pgs
Fees: 13.00 Taxes: 1017.50
20150722-0071985

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00

Affiant

Subscribed and sworn to before me as of the 10th day of July, 2015.

Notary Public

My Commission Expires: 06-19-2016

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
David Schenkel & Kendra Schenkel 6121 Nolensville Pike Nashville, TN 37211	SAME	18200012500

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Thomas Edward Dolan**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **David Schenkel and wife, Kendra Schenkel,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

Tract I:

Beginning at the S.E. Corner of Lot 2 on the recorded Plat of the R.D. Anderson's Old Hickory Blvd., Subdivision, as of record in Book 35122, Page 149, then running eastwardly S 85 degrees 45' E. 50 feet to the S. W. Corner of Lot No. 3 on the same recorded Plat, thence north 4 degrees 0', E 625 feet along the west line of said Lot 3; thence westwardly N 85 degrees 45' W 50 feet to the northeast corner of Lot 2, thence 4 degrees 0' W along the east line of Lot 2, 624.9 feet to the point of beginning.

Tract II:

Beginning in the northwest corner of present property owned by Don Amick and wife, Patricia Amick, which was conveyed to them by the said R.D. Anderson by Warranty Deed as of record in Book 4908, Page 387, Register's Office for Davidson County, Tennessee, thence North 1 degree 54' east along an old established fence line 450 feet to an iron pin; thence south 86 degrees 13' east 793 feet to an iron pin; thence south 3 degrees 10' west 450 feet to an existing iron pipe, thence north 86 degrees 13' west along the boundary line of the property of Don Amick and wife,

Being the same property conveyed to Thomas Edward Dolan and Karen Lynn Anderson Dolan, husband and wife by warranty deed from Sandra Ellis Chick, unmarried of record in Book 11191, page 128, Register's Office for Davidson County, Tennessee, dated 10/28/1998 and recorded on 11/05/1998. The said Karen Lynn Anderson Dolan is now deceased having died on May 1, 2006.

Being improved property known as 13588 Old Hickory Blvd Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

NONE

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 10th day of July, 2015.

Thomas Edward Dolan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Thomas Edward Dolan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 10th day of July, 2015.

Notary Public

My Commission Exp._____

