WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 12 day of August, 2015

Notary Public
My Commission expires 1-9-18
(Affix Seal)

JAMES A. WALCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
2810 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven D. Scheibe and Robert W. Burns	SAME	162-13-0-165.00
P.O. Box 1024		
Fairview, TN 37062	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 816 Ilawood Court Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven D. Scheibe and Robert W. Burns**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of Dreamland Estates, Southeast, Section One, of record in Book 5200, pages 646 & 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Maloney, as Trustee for The 816 Ilawood Court Trust by deed from Murray Anthony Anton, unmarried, August 5, 2015, of record in Instrument Number 2015-0806-0078661, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed as Successor Trustee for The 816 Ilawood Court Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 646 & 647, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6192, page 936, Register's Office for Davidson County, Tennessee.

This is improved property known as: **816 Ilawood Court, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 12, 2015.

The 816 Ilawood Court Trust

By Amanda Dean, Successor Trustee

BILL GARRETT, Davidson County
Trans:T20150068496 DEEDWARR
Recvd: 08/14/15 12:41 2 pgs
Fees:13.00 Taxes:240.50

20150814-0081765

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee for The 816 Ilawood Court Trust** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 12, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY