WARRANTY DEED TT2015 501	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,211.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF AUGUST, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/3/16

BILL GARRETT, Davidson County
Trans:T20150074766 DEEDWARR
Recvd: 09/02/15 10:12 2 pgs
Fees:13.00 Taxes:633.48
20150902-0089234

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
TODD J. SCHROEDER **3305 GLENCLIFF ROAD** **NASHVILLE, TN 37211**	**Same**	**133 03 0 145.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Charles Walker *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Todd J. Schroeder, *(hereinafter called "Grantee")*, 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 185, Glencoe Acres, Section II, as shown on plat of record in Plat Book 1835, Page 136, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description.
>
> Being the same property conveyed to Charles Walker by Warranty Deed from Robert E. Cunningham and Doris E. Cunningham, husband and wife, dated April 16, 2015, recorded April 20, 2015 of record in 20150420-0035090, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3305 Glencliff Road, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 1835, Page 136;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of August, 2015.

GRANTOR:

CHARLES WALKER

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles Walker , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Comm. Exp.: 7/8/19

JOSHUA L LUGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066