RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Schwartzword Rentals, LLC	Schwartzword Rentals, LLC	14807016700
(NAME)	(NAME)	
342 Cool Springs Blvd. Ste. 101	342 Cool Springs Blvd. Ste. 101	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067-7214	Franklin, TN 37067-7214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Anne M. Huarte, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Schwartzword Rentals, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 6 and 7 on the Plan of Bakertown Gardens, of record in Book 5800, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description subject to and including a perpetual right and easement over the northerly 7 feet of Lot No. 5 on said plan for ingress and egress over and upon a common driveway serving Lots Nos. 5 and 6 on said plan.

Being the same property conveyed to Anne M. Huarte, unmarried from Vincent P. Merz, Jr., unmarried by Warranty Deed dated February 27, 2007 of record in Instrument No. 20070308-0028868, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BAKERTOWN GARDENS OF RECORD IN BOOK 5800, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

******THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED HEREIN******

BILL GARRETT, Davidson County
Trans:T20150084483 DEEDWARR
Recvd: 10/05/15 10:47 2 pgs
Fees:13.00 Taxes:651.20
20151005-0100982

unimproved ☐

This is improved ☑ property, known as 221 Bakertown Rd., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 29th day of September, 2015.

Anne M Huarte

Anne M. Huarte

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 29th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anne M. Huarte**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
Oct. 9, 2016

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

CHUCK JIRO MURAYAMA
Commission # 1990849
Notary Public - California
Los Angeles County
My Comm. Expires Oct 9, 2016