BILL GARRETT, Davidson County
Trans:T20150087967 DEEDWARR
Recvd: 10/15/15 13:47 2 pgs
Fees:13.00 Taxes:980.50
20151015-0104975

398

State of Tennessee
County of Montgomery

THE ACTUAL CONSIDERATION OR VALUE .WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 265,000.00

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME OF THIS THE 5th day of October, 2015.

Jasmine D. Cockrell NOTARY PUBLIC

My commission expires: 9/10/18

JASMINE D. COCKRELL STATE OF TENNESSEE NOTARY AT LARGE STATE OF TENNESSEE

This instrument prepared by: Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, TN 37217 615-360-2703

Record and return to: Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, TN 37217 615-360-2703

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Jeffrey B. Schanding 101 Carriage Court Brentwood, Tennessee 37027	Jeffrey B. Schanding 101 Carriage Court Brentwood, Tennessee 37027	TAX ID: 171030A22500CO

Warranty Deed

15NT00479

Effective the 5th day of October, 2015 and For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I / we

AMY JO LEADER, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY B. SCHANDING, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38, ON THE PLAN OF PHASE TWO, SECTION FIVE, TOWNHOMES OF FREDERICKSBURG, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 78, AS REVISED IN INSTRUMENT NO. 20000804-0077800, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY JO LEADER, UNMARRIED BY WARRANTY DEED FROM KENNETH B. KOCH, UNMARRIED MAN AS RECORDED 4-12-05 AS INSTRUMENT NO. 20050412-0040337.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
101 CARRIAGE COURT, BRENTWOOD, TENNESSEE 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5th Day of October, 2015

Amy Jo Leader

AMY JO LEADER

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **AMY JO LEADER,** the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 5th day of October, 2015.

Jacqueline G Brown

Notary Public

My commission expires: 1-5-18

