WARRANTY DEED

File #15490

BILL GARRETT, Davidson County
Trans:T20150092527 DEEDWARR
Recvd: 10/30/15 10:41 2 pgs
Fees:13.00 Taxes:906.13
20151030-0110531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-19

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max Gunther	Caliber Home Loans, Inc.	-094-01-0-279.00
(NAME)	(NAME)	
785 Saussy Place	3701 Regent Blvd., Suite 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jennifer N. Ball now known as Jennifer Scharbach and husband, and Shawn M. Scharbach,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Max Gunther and Adrina Pruijssers, husband and wife** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Addition to East Nashville, of record in Book 57, page 153, and part of a strip marked "reserved" East of said lot on the Plan of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, described together as follows: Beginning at the point in the line between Lot No's 414 and 415, said point being 150 feet East of the Easterly margin of South 14th Street, being the Northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edwards and wife, of record in Book 1629, page 553, said Register's Office; thence with the line between said two lots and continuing in an Easterly direction 123.3 feet, more or less, to the Westerly margin of Village Court; thence with same Southwardly 50 feet; thence Westwardly 123.5 feet, more or less, to a point 150 feet East of the Easterly margin of South 14th Street, being Minton's Southeast corner; thence Northwardly and parallel with the Easterly margin of said street and Minton's Easterly line 50 feet to the beginning.

Being the same property conveyed to Jennifer N. Ball* and husband, Shawn M. Scharbach by Warranty deed from Joshua L. Sullivan and wife, Destenie R. Sullivan of record in Instrument No. 20111004-0076712 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 4, 2011. *Jennifer N. Ball now known as Jennifer Scharbach.

Being also known as 602 Village Court Nashville, TN 372063137.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 602 Village Court, Nashville, TN 37206

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, 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 28th day of October, 2015.

Jennifer Scharbach

Shawn M. Scharbach

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Scharbach and Shawn M. Scharbach, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of October, 2015.

NOTARY PUBLIC

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

My Commission Expires: 12-19-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206