WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103473 DEEDWARR
Recvd: 12/08/15 09:09 3 pgs
Fees:18.00 Taxes:1942.50
20151208-0123309

G-KW-15-1602-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Benjamin Schrader and Kristina Montanaro Schrader	New owner	
(NAME)	(NAME)	
1602 Fatherland Street		**083-13-0-427.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRISTINE A. MATHIESON, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN BENJAMIN SCHRADER AND KRISTINA MONTANARO SCHRADER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 and the Easterly 10 feet 4 inches of Lot No. 73 on the Map of Lindsley's Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24, of the Chancery Court at Nashville. Said lot and part of lot adjoin and front together 60 feet 4 inches on the South side of Fatherland Street and run back between lines 153.2 feet more or less on the West line of Lot No. 74 and 153 feet 10 inches more or less on the West line of part of Lot No. 73 to an alley in the rear and measures 60 feet 4 inches thereon.

Being the same property conveyed by Warranty Deed from Garrett A. Mathieson and wife, Doris Mathieson to Christine A. Mathieson, a single woman as recorded on the 5th day of November, 2014 in Instrument No. 20141105-0102102 and Warranty Deed from Freda Gardner Fuller and Robert Charles Fuller, Wife and Husband to Garrett A. Mathieson and wife, Doris Mathieson as recorded on the 31st day of July, 2013 in Instrument No. 20130731-0079649, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY'S SUBDIVISION OF THE CHADWELL TRACT, as recorded in Plan Book 2, Page(s) 24 (Chancery Court),
- Restrictive Covenants and Ordinances for Metropolitan Development and Housing Agency Five Points Redevelopment Project Area recorded at Instrument No. 20050310-0026488.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1602 Fatherland Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 3rd DAY OF DECEMBER, 2015.

Christine A. Mathieson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE A. MATHIESON, the within named bargainor, with whom I am personally acquainted (or proved to me 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, this the 2 of December, 2015.

See Attachment
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 12/2/2015 (Date) before me, Jim Battle, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Christine A. Mathieson (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JIM BATTLE
Commission # 2026716
Notary Public - California
Los Angeles County
My Comm. Expires May 31, 2017

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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