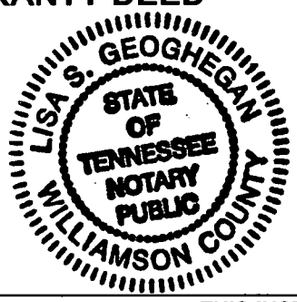
WARRANTY DEED



R-KW-15-550-F104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

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)
J. Cooper	Same	
(NAME) **550 Harding Place, F-104**	(NAME)	**147-02-0B-106.00-C O**
(ADDRESS) **Nashville, TN 37211-4569**	(ADDRESS)	
(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 **DAVID SCHOENBAECHLER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **J. COOPER,** 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 Unit F-104 of Caldwell Court Condominiums created under Title 66, Chapter 227, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-005551, and Instrument No. 20071011-0120947, Register's Office of said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to David Schoenbaecher by Warranty deed from Samir Nazeer, married of record in Instrument No. 20141008-0093450 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 08, 2014.

The said David Schoenbaecher is one and the same as David Schoenbaechler.

The above-described property has never been the marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums record in Book 6188, Page 744, amended in Book 10016, page 185, Instrument No. 20070509-0055551, Instrument No. 20071011-0120947 and Instrument No. 20080625-0065590, Register's Office for Davidson County, Tennessee.
- By-Laws of record as exhibit to Master Deed in Book 6188, page 787, in the Register' s Office for Davidson County, Tennessee.
- Charter of Caldwell Court Condominium Association, Inc., recorded in Book 6188, page 452 and as an exhibit to the Master Deed in Book 6188, page 804, said Register's Office. Articles of Amendment to the Charter of Caldwell Court Condominium Association, Inc., recorded as Instrument No. 20070103-0001049, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4895, page 829, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150211-0012557, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **550 Harding Place, F-104, Nashville, Tennessee 37211-4569**.

BILL GARRETT, Davidson County
Trans:T20150108032 DEEDWARR
Recvd: 12/22/15 12:20 2 pgs
Fees:13.00 Taxes:142.45
20151222-0128629

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 18th DAY OF DECEMBER, 2015.

David Schoenbaechler by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID SCHOENBAECHLER, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID SCHOENBAECHLER.

Witness my hand and official seal, this the 18th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

Mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067