BILL GARRETT, Davidson County
Trans:T20160007321 DEEDWARR
Recvd: 01/28/16 09:00 2 pgs
Fees:13.00 Taxes:514.30
20160128-0008108

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

File: P16-8054-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sarah E. Schubert 510 Basswood Dr.,#10 Nashville,TN 37209	NEW OWNER	090-11-0B-010.00-C

FOR AND IN 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, WE, **AMBER JEAN SELLERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH E. SCHUBERT,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 10, on the plan of River Breeze Garden Townhomes, a Horizontal Property Regime, filed as Exhibit "B", to and established by the Master Deed of record in Instrument No. 200302070017550, as amended in Instrument No. 200306180084385 and further amended in Instrument No. 200403080025984, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Amber Jean Sellers, an unmarried woman by Warranty Deed dated 10/28/2014 from Paula Jean Burtch, an unmarried woman of record in Instrument 20141030010118, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **510 Basswood Drive, #10, Nashville, TN 37209**

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.

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December 2015

Witnessed this the 30 day ~~of January, 2016~~

Amber Jean Sellers

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, a Notary Public in and for said County and State, the within named **Amber Jean Sellers** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of December 2015.

My Commission expires February 18, 2017

SEAL

J. MEGAN WALLACE
Notary Public State of Utah
My Commission Expires on:
February 18, 2017
Comm. Number: 663563

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 139,000.00.

Affiant

Subscribed and Sworn to before me on this the 14 day of Jan, 2016.

My Commission expires _____

SEAL

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

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