Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2016??.

Notary Public
My commission expires: 3-8-16

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Richard P. Schell<br>2424 Foster Ave<br>Nashville, TN 37210 | New Owner | 119-14-0-088.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Successor trustee of The Timmons Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Richard P. Schell and Sara L. Schell,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, Block A on the Plan of Part One of Woodbine Courts of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Dyer, a single man by Warranty deed from Phillip W. Walker and wife, Pamela P. Walker of record in Book 11564, page 977, Register's Office for Davidson County, Tennessee, dated July 08, 1999 and recorded on July 08, 1999. (Value or consideration shown in aforementioned deed $74,9000.00.)

A

This property is improved property known as 237 Timmons Drive, Nashville, TN, 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

A Being the Same property conveyed to The Timmons Street Trust by Deed from John Dyer dated February 22nd 2016 and filed for record in Inst. No. 20160223-0016998 RODC

BILL GARRETT, Davidson County
Trans:T20160022794 DEEDWARR
Recvd: 03/21/16 11:44 2 pgs
Fees:13.00 Taxes:392.20
20160321-0026454

of any gender shall be applicable to all genders.

WITNESS my hand this the 26th day of February, 2016.

The Timmons Street Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean, Successor Trustee of The Timmons Street Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Successor Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 26th day of February, 2016.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2016024226

