BILL GARRETT, Davidson County
Trans:T20160029855 DEEDWARR
Recvd: 04/13/16 09:18 2 pgs
Fees:13.00 Taxes:810.30
20160413-0035209

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Franklin P Michels, Jr. & Sara Martin Michaels
8912 Sawyer Brown Rd
Nashville, TN 37221-2472

SEND TAX BILL TO:
New Owner

MAP/PARCEL 142-09-0H-450.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Dennis G. Schrader, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Franklin P Michels, Jr. and Sara Martin Michels, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8912, together with the Carport designated as 8912-C of River Plantation, Section IX, Phase II-E, a condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 8061, page 341, and Annexation of Phase II-E, of record in Book 9053, page 256, and as amended in Book 9326, page 713, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Final Plat of River Plantation Condominiums, as of record in Book 7900, page 983 and 984, said Register's Office, for a more complete description of such unit.

Being the same property conveyed to Dennis G. Schrader, an unmarried person by Quitclaim deed from Dennis G. Schrader, Successor Trustee of The Schrader Trust, established by the Revocable Trust Agreement of Donald E. Schrader and Florence R. Schrader dated December 18, 1996, and also the Executor of the Estate of Florence R. Schrader, deceased of record in Instrument No. 20150309-0020024 Register's Office for Davidson County, Tennessee, dated March 3, 2015 and recorded on March 9, 2015.

This is improved property known as: **8912 Sawyer Brown Rd, Nashville, Tennessee 37221-2472**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 983 and 984, and restrictions in Book 8061, Page 341, with Section Nine annexation(s) in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 8975, Page 89, Book 9053, Page 256 and Book 9247, Page 951, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No. 20041124-0140994, page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of April, 2016.

Dennis G. Schrader

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dennis G. Schrader,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $219,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of April, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

TN No. 169160