Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160036463 DEEDWARR
Recvd: 05/03/16 09:52 2 pgs
Fees:13.00 Taxes:1065.60
20160503-0043261

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $288,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2016.

Notary Public

My commission expires: March 3, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew P. Schoemer	Presidential Bank	
1604 Long Avenue	4520 East-West Hwy	094-01-0-430.00
Nashville, TN 37206	Bethesda, MD 20814	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VALERIE A. STEPHENS AND HUSBAND, RALPH JAMES STEPHENS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW P. SCHOEMER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 214 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 214 fronts 50 feet on the South side of Long Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Valerie A. Stephens and husband, Ralph James Stephens by Warranty deed from Gil Carlisle, single of record in Book 9724, page 668, Register's Office for Davidson County, Tennessee, dated June 26, 1995 and recorded on July 07, 1995.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1604 Long Avenue, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2016.

Valerie A. Stephens

Ralph James Stephens by Valerie A. Stephens, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Valerie A. Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2016.

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires November 5, 2018

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2016, before me personally appeared Valerie A. Stephens, 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 Ralph James Stephens as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ralph James Stephens.

Witness my hand and seal this 29th day of April, 2016.

Notary Public

My Commission Expires:

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires November 5, 2018