BILL GARRETT, Davidson County
Trans:T20160036932 DEEDWARR
Recvd: 05/04/16 09:20 2 pgs
Fees:13.00 Taxes:721.50
20160504-0043828

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0258HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2016.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Marie Love 1416 Golf Street Nashville, TN 37216	Simmons First National Bank 501 S Main Street Pine Bluff, AR 71601-4327	072-04-0-113.00

WARRANTY DEED

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, I/WE,

Jerry Scheel and wife, Tracy Scheel

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Marie Love, single woman

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 Lot No. 6 of Block "F" on the Plan of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jerry Scheel and wife, Tracy Scheel by Quitclaim Deed from Dennis Bryant, dated 3/5/09 and recorded 3/23/09 in Instrument Number 20090323-0026150; and the same property previously conveyed to Dennis Bryant, Jerry Scheel and wife, Tracy Scheel by Warranty Deed from Charles Palmer (joined by his wife, Nettie M. Palmer), dated 6/5/06 and recorded 6/8/06 in Instrument Number 20060608-0068291, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1416 Golf Street, Nashville, TN 37216.

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

Dated this the 29th day of April, 2016.

Jerry Scheel

Tracy Scheel

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry Scheel and Tracy Scheel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 29th day of April, 2016.

Notary Public
My Commission Expires: 4/20/18

(Notary Seal)

