WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039474 DEEDWARR
Recvd: 05/11/16 15:53 2 pgs
Fees:13.00 Taxes:490.25

20160511-0047043

File No.: HK-16-401-SCH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016 (AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KARL SCHOENENBERGER and MARIKA SCHOENENBERGER	NONE	44-10-19.00
(NAME) 1311 Coreland Dr.	(NAME)	
MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **BUFORD WILLIS, TRUSTEE AND PRESIDENT AND RANDALL MCCLUNG, TRUSTEE AND VICE PRESIDENT AND GARY DENTON, TRUSTEE ANED SECRETARY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KARL SCHOENENBERGER AND MARIKA SCHOENENBERGER**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of a tract of land adjoining Parcel "G" on the Plan of Village of Old Hickory, as of record in Book 1835, Page 88, Register's Office for said County, and further shown on a plan of record in Book 2023, Page 624, said Register's Office, described as follows:

Beginning at a point in the Easterly margin of Old Hickory Boulevard, at the corner of the DuPont property; thence with said Boulevard, South 35 deg. 33' East 95 feet; thence leaving said Boulevard, North 69 deg. 42' East 141.98 feet to a point; thence North 35 deg. 33' West 85 feet to a point in the Southerly line of the DuPont property; thence with said line, South 73 deg. 31' West 145 feet to the point of beginning.

Being the same property conveyed to Charles L. Baggett, Marvin E. Robinson and Marie M. Balch, the duly acting and constituted Trustees of and for the Old Hickory Employees Council by Warranty Deed from The Old Hickory Utility District of Davidson County, Tennessee, a public service corporation, recorded on the 29th day of October, 1965 in Deed Book 3952, Page 288, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 401 Old Hickory Boulevard, Old Hickory, TN 38138
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 10th day of May, 2016.

OLD HICKORY EMPLOYEES COUNCIL, AN UNINCORPORATED ENTITY

BUFORD WILLIS, TRUSTEE AND PRESIDENT

RANDALL MCCLUNG, TRUSTEE AND VICE PRESIDENT

GARY DENTON, TRUSTEE AND SECRETARY

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2016, before me personally appeared BUFORD WILLIS, TRUSTEE AND PRESIDENT of the OLD HICKORY EMPLOYEES COUNCIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th day of May, 2016.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2016, before me personally appeared RANDALL MCCLUNG, TRUSTEE AND VICE PRESIDENT of the OLD HICKORY EMPLOYEES COUNCIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th day of May, 2016.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2016, before me personally appeared GARY DENTON, TRUSTEE AND SECRETARY, of the OLD HICKORY EMPLOYEES COUNCIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th day of May, 2016.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171