BILL GARRETT, Davidson County
Trans: T20160047698 DEEDWARR
Recvd: 06/06/16 15:53 2 pgs
Fees: 13.00 Taxes: 867.65

20160606-0057034

# WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John Cody Schomber | John Cody Schomber | 081-15 348.00 |
| (NAME) | (NAME) | |
| 1613 Knowles Street | 1613 Knowles Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Nashville, TN 37208 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Deep River Development, LLC, a Tennessee limited liability company, and Israel Holliday, unmarried, each as to a one-half undivided interest, as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Cody Schomber and Seraphine Schomber, husband and wife,** 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. 10 in the Underwood's Addition to North Nashville, a plan of which is of record in Book 21, page 117, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts fifty (50) feet on the southerly side of Knowles (formerly Thompson) Street, and runs back between parallel lines one hundred and sixty two feet (162) to an alley.

Being the same property conveyed to Luis Del Mazo, Sr. by Warranty Deed from Jeffrey L. Harrison (unmarried); Paul D. Keesee, Jr. (unmarried); Treva M. Harrison (unmarried); April Hayes (unmarried); Christopher Hayes and wife, Nelsie Hayes; Shawn E. Hayes (unmarried); Timothy Ray Hayes and wife, Helen Hayes; Trevecca Moore (unmarried); Curtis Lee Hayes, III (unmarried); Margaret E. Hayes (unmarried); Carmen Hayes (unmarried); Courtney Hayes (unmarried); Troy Hayes and wife, Mary Hayes; Brittany Hayes (unmarried); and D'Anna Hayes (unmarried), dated July 21, 2005, of record in Instrument No. 20050802-0090414, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, by Warranty Deed from Luis Del Mazo Sr., dated May 29, 2015, of record in Instrument No. 20150616-0057073, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deep River Development, LLC, a Tennessee limited liability company, and Israel Holliday, unmarried, each as to a one-half undivided interest, as tenants-in-common, by Quitclaim Deed from Deep River Development, LLC, dated May 24, 2016, of record in Instrument No 20160606-0057033, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 21, page 117; and Rights of way of an alley and Knowles (formerly Thompson) Street, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1613 Knowles Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (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 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 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 hands this 1st day of June, 2016.

DEEP RIVER DEVELOPMENT, LLC

Bryan D Spicer
Authorized Agent

ISRAEL HOLLIDAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, LLC, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 1st day of June, 2016.

Notary Public
My Commission Expires: 6-4-17

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

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 ISRAEL HOLLIDAY, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of June, 2016.

Notary Public
My Commission Expires: 6-4-17

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

File No.: 22983