WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$316,900.00.**

Affiant

Subscribed and sworn to before me this 6th day of June 2016

Notary Public
My Commission expires: (Affix Seal)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Joseph Scheele	New Owner	091-06-0-341.00
5501 Louisiana Avenue		
Nashville, TN 37209	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew Schaller, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Scheele, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1402 in Block 22, as shown on the map entitled Plan No. 2 of West Nashville, Tennessee of record in Book 57, page 172, Register's Office for Davidson County, Tennessee and further described according to survey by David P. Brackman, RLS #1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, Tn 37212 dated August 30, 2013 as follows:

Beginning at an iron pin on the right of way of Louisiana Avenue, said point being 35 feet west of the SW intersection of Louisiana and 55th Avenue, North;

Thence with ROW of Louisiana, N 87 deg 33 min 00 sec E 35.00' to an iron pin;
Thence with ROW of 55th Ave. North S 02 deg. 40 min 03 sec E149.66' to an iron pin at an alley;
Thence with alley S 87 deg 33 min 00 sec W 35.00' to an iron pin;
Thence N 02 deg 40 min 03 sec W 149.66' to the point of beginning, containing 5237.89 square feet.

Being the same property conveyed to Matthew Schaller, an unmarried man, by deed from Capital Homes, LP, on March 21, 2014, of record in Instrument Number 20140321-0023590, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 172, Register's Office Davidson County, Tennessee.

This is improved property known as: **5501 Louisiana Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2016.

Matthew Schaller

BILL GARRETT, Davidson County
Trans:T20160048010 DEEDWARR
Recvd: 06/07/16 13:05 2 pgs
Fees:13.00 Taxes:1172.53
20160607-0057372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Schaller,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2016

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY