Record + Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1054

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,812,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of June, 2016

Notary Public
Commission Expires: 7.3.17

Davidson County	DEEDWARR
Recvd: 06/29/16 08:14	3 pgs
Fees:18.00 Taxes:6706.25	
20160629-0066083	

Address of New Owner	Send Tax Bills To:	Map & Parcel
Walter Schatz P.O. Box 22982 Nashville, TN 37202	New Owner	145 10 0 082.00

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,

John W. Ezell, Jr. and spouse, Janene Ezell

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

Walter Schatz, a married man

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. 1 on the Plan of Myatt Property Subdivision of record in Instrument No. 20000114005008, Register's Office for said County.

Said Lot No. 1 fronts 337.86 feet on the northerly margin of Mary Helen Drive and extends back 202.63 feet on the easterly line and 260.84 feet on the broken westerly line to a dead line in the rear, measuring 476.98 feet thereon.

Being part of the same property conveyed to John W. Ezell, Jr. and spouse, Janene Ezell by Warranty Deed from Gillespie Builders, Inc., a Tennessee corporation on 02/28/2001 and recorded 03/02/2001 in Instrument No. 20010302-0019596, 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: 1228 Mary Helen Drive, Nashville, TN 37220.

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 22nd day of June, 2016.

John W Ezell, Jr by Regina Smith, Attorney in Fact
John W. Ezell, Jr.

Janene Ezell by Regina Smith, Attorney in Fact
Janene Ezell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John W. Ezell, Jr. and spouse, Janene Ezell** 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 Brentwood, Tennessee this 22nd day of June, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/13/20

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Regina Smith,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **John W. Ezell, Jr. and Janene Ezell** and acknowledged that she executed the same as the free act and deed of the said **John W. Ezell, Jr. and Janene Ezell,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20160629-0066082, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of June, 2016.

NOTARY PUBLIC

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/20

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019