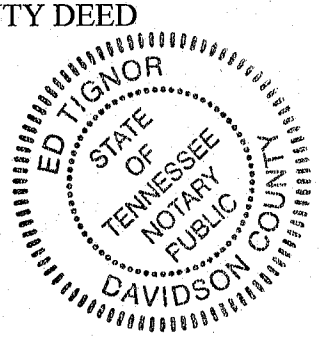
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$250,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2016

Notary Public

MY COMMISSION EXPIRES:5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Allen Totten and Joseph Edward Walsh	**SEND TAX BILLS TO:** Matthew Allen Totten and Joseph Edward Walsh	**MAP-PARCEL NUMBERS**
(NAME) 3437 Chandler Cove Way	(NAME) 3437 Chandler Cove Way	173-16-0A-109.0-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, WE,

Davidson County DEEDWARR
Recvd: 06/29/16 16:05 3 pgs
Fees:18.00 Taxes:925.00
20160629-0066634

Fred M. Scheer and Patricia R. Scheer, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Edward Walsh, single and Matthew Allen Totten, single, as joint tenants with rights of survivorship

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. 167, on the Plan of Hidden Creek, Phase 1, Section 2, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016 as corrected in Instrument No. 20031120-0169641, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof. Being the same property conveyed to FRED M. SCHEER AND PATRICIA R. SCHEER, HUSBAND AND WIFE, by deed from BEAZER HOMES CORPORATION, of record in Instrument No. 20050511-0053105 and corrected by Certificate of Correction Scrivener's Affidavit of record in Instrument No. 20080407-0034938, dated May 6, 2005, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3437 Chandler Cove Way, Antioch, TN 37013**
(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 hand(s) this **28th day of June, 2016.**

Fred M Scheer by:
Fred M. Scheer Atty-in-fact
Patricia R. Scheer

Patricia R. Scheer
Patricia R. Scheer

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, ~~Fred M. Scheer and~~ **Patricia R. Scheer** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ SHE executed the within instrument for the purposes therein contained.

Witness my hand at office on **28th day of June, 2016.**

Notary Public. My Commission Expires: 5/8/18

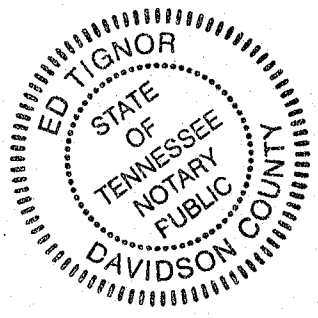
State of TN

County of Wilson

On this 28th day of June, 2016, before me personally appeared Patricia R. Scheer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fred M. Scheer and who acknowledged that she executed the same as the free act and deed of Fred M. Scheer

Notary Public

My Commission Expires: 5/8/18



True Copy Certification

I Lauren Buttrey, do hereby make oath that I am 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.

Lauren Buttrey
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Lauren Buttrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

