WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055885 DEEDWARR
Recvd: 06/30/16 11:02 2 pgs
Fees:13.00 Taxes:488.40
20160630-0066911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-5-18
(AFFIX SEAL)

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Shawn Collins		
(NAME)	(NAME)	
41 Jay Street	Same	119-6/227
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, **DAVID SCHEIBNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN COLLINS,** 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. 64 on the Plan of Sterling Heights, Section III, of record in plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Scheibner and Tessie Rose Waltman by deed from Norma Jean Agee, of record in Instrument No. 20061031-0135056, Register's Office for Davidson County, Tennessee. Tessie Waltman conveyed her interest in said property to David Scheibner by Quitclaim Deed of record in Instrument No. 20071108-0132055, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 1424, page 113, said Register's Office.

This is unimproved _ improved x property, known as 41 Jay Street, Nashville, TN 37210
(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 hand this 17th day of June, 2016

DAVID SCHEIBNER

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of June, 2016, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of David Scheibner and acknowledged that he executed the same as the free act and deed of David Scheibner.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2016.

Notary Public

