16-06-023

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/08/16 11:22 3 pgs
Fees:18.00 Taxes:769.60
20160708-0070053

ADDRESS NEW OWNER:
Simon Sedek & Ramin Hanai
509 Harpeth Oak Court
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

MAP/PARCEL 094-01-0-320.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Patsy J. Schuller, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Simon Sedek and Ramin Hanai,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of South 14th Street at the corner of Lots Nos. 38 and 39; thence with the line between said lots Easterly 112 feet to a corner of Lot no. 40; thence with the line between Lots Nos. 39 and 40, Northerly 90.7 feet to the Southerly margin of Sevier Court; thence with the margin of same, Westerly 86.6 feet to the beginning of a curve; thence around said curve Southwesterly 39.6 feet to the Easterly margin of South 14th Street; thence with the margin of same Southerly 62.9 feet to the point of beginning.

Being the same property vested unto Patsy Jean Schuller divested out of Phillip Durell Schuller by Final Decree, Docket No. 95D-2758 and recorded in Book 10021, page 129, Register's office. Phillip Durell Schuller and Patsy Jean Schuller having been conveyed the property from Donald A. Schuller and wife, Mary F. Schuller of record in Book 9641, page 20, Register's Office for Davidson County, Tennessee, dated April 10, 1995 and recorded on April 03, 1995 and re-recorded on April 18, 1995 in Book 9647, Page 597.

This is improved property known as: **701 South 14Th Street, Nashville, Tennessee 37206-3023**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1835, page 48, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of July, 2016.

Patsy J. Schuller

Patsy J. Schuller

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patsy J. Schuller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of July, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-02-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer **is $208,000.00.**

AFFIANT

Subscribed and sworn to before me this the 7th day of July, 2016.

Dee Files Kennedy

NOTARY PUBLIC

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/2/18

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON