BILL GARRETT, Davidson County
Trans:T20160058651 DEEDWARR
Recvd: 07/11/16 09:33 2 pgs
Fees:13.00 Taxes:1350.50

20160711-0070425

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me this

Notary Public
My Commission Expires: ~~06/24/18~~ 2/24/18

6th day of July, 2016.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Taylor Schomp	Mortgage Investors Group	091-11-0-
5300 Illinois Ave	8320 East Walker Springs Ln., Ste. 200	412.00
Nashville, TN 37209	Knoxville, TN 37923	

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, we

Lois A. Bland,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Taylor Schomp, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1203, Block 178, Plan No. 1, West Nashville as of record in Book 57, Pages 74 and 75 Register's Office for Davidson County, Tennessee. Said lot No. 1203 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lois A. Bland by Quitclaim Deed from B. J. Jenkins, February 23, 2016, recorded in Instrument Number 20160225-0018039, Registers office for Davidson County, Tennessee.

Being a portion of the same property conveyed to B. J. Jenkins by Quitclaim Deed from B. J. Jenkins, June 12, 2015, recorded in Instrument Number 20150612-0055641, Registers office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to B. J. Jenkins by Quit Claim Deed from H. B. Adams, Jr. and Lois A. Bland, May 29, 2015, recorded May 29, 2015, at Instrument No. 20150529-0049724 Register's Office for Davidson County Tennessee.

Further, being a portion of the same property conveyed to Horace B. Adams and wife Martha E. Adams, on April 5, 1948, recorded April 5, 1948, in Book 1579, Page 193, Register's Office for Davidson County, Tennessee. Martha E. Adams having since died on or about August 2, 1979, leaving Horace B. Adams sole tenant by the entirety. Horace B. Adams died testate August 3, 2001, and said property passed to his devisees, H. B. Adams, Jr. and Lois A. Bland, pursuant to his Last Will and Testament, of record as Instrument Number 20020603-0066621, Registers Office for Davidson County, Tennessee. Probate of the estate of Horace B. Adams was closed by order of the Seventh Circuit Court for Davidson County, Tennessee, on July 22, 2002.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5300 Illinois Ave, Nashville, TN 37209.**

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 our hands this 6th day of July, 2016.

Lois A. Bland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lois A. Bland**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2016.

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY