PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160065475 DEEDWARR
Recvd: 07/29/16 14:29 2 pgs
Fees:13.00 Taxes:1147.00
20160729-0078507

W & I Ref: (RF) Title No.: 58489
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Dudley Schiel 744 Branch Creek Road Nashville, TN 37209	Legacy Home Loans LLC ISAOA/ATIMA 8119 Isabella Ln. Ste. 105 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 10310001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul W. Schiel, Jr., a one-half interest and Penney V. Schiel, a one-half interest, as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Dudley Schiel, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County to which plan reference is hereby made for a more complete description together with and subject to permanent easement for driveway purposes of record in Book 5279, page 754, said Register's Office.

Being the same property conveyed to Paul W. Schiel, Jr. and Penney V. Schiel, husband and wife, by Warranty Deed from Thomas H. Carr, Jr., dated June 3, 2003 and recorded on June 17, 2003 of record in Instrument No. 20030617-0082920, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 13, 2007, recorded December 21, 2007 of record in Instrument No. 20071221-0146661. Subject property was conveyed to Paul W. Schiel, Jr. a one-half interest and Penney V. Schiel, a one-half interest, as tenants in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record in Book 1835, page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Branch Creek Road, and a 15 foot easement for public utility purposes along the southwesterly line of said lot. And a 15 foot minimum setback line from Kendall Drive. Deed of Easement for Driveway purposes of record in Book 5279, page 754, said Register's Office.

This is improved property, known as 744 Branch Creek Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2016.

Paul W. Schiel Jr.

Penney V. Schiel

State of Tennessee

County of Davidson

On this 29th day of July, 2016, before me the undersigned authority, personally appeared Paul W. Schiel Jr. and Penney V. Schiel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2016.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: