WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$234,900.00.

Affiant

Subscribed and sworn to before me this 8 day of September, 2016

Notary Public
My Commission expires:
3-21-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John W. Schirmer	SAME	142-07-0-F-029.00CO
7252 Hwy 70 S #801		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jennifer C. Grenga, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John W. Schirmer, an unmarried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29, Unit 801 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by Master Deed recorded as Instrument No. 20000720-0071772 recorded as Instrument No. 20008280084760. in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master for a more complete identification and location of said Unit.

Being the same property conveyed to Jennifer C. Grenga, unmarried by deed from Phonenary Amy Malaikham, unmarried, on January 19, 2006, of record in Instrument Number 20060126-0009739, and re-recorded in Instrument Number 20060315-0029977, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the master Deed and Plan of record in Instrument Numbers 20000720-0071772; and 20000828-0084760; and 20060824-0104869, Register's Office Davidson County, Tennessee.
- Easements of record in Book 11426, page 63; Book 5202, page 736; and Book 7308, page 762, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20001009-0100204, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7252 Highway 70 South #801, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 8, 2016.

Jennifer C. Grenga by Christina Teeple as Attorney in fact
Jennifer C. Grenga
by Christina Teeple, as attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20160081828 DEEDWARR
Recvd: 09/19/16 11:17 2 pgs
Fees:13.00 Taxes:869.13
20160919-0098124

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christina Teeple, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jennifer C. Grenga, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jennifer C. Grenga the bargainor(s), by the said Christina Teeple, as Attorney-in-Fact.

WITNESS my hand and seal, this 8th day of September, 2016.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

