Davidson County	DEEDWARR
Recvd: 10/31/16 10:18	2 pgs
Fees:13.00 Taxes:678.95	
20161031-0114636	

WARRANTY DEED

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JORDAN T MYERS

1616523

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$183,500.00

Affiant

Subscribed and sworn to before me this 28th day of October, 2016.

Jordan T. Myers
Notary Public
My Commission expires: 01-06-2020
(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:
Christopher Schoessel	NEW OWNER	107090022.00
1100 Massman Drive		
Nashville, TN 37217	,	

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, **Eight-Nine King Development, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Schoessel and Brittney Schoessel, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of Patricia Heights, Section One, as of record in Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eight-Nine King Development, LLC, from Regina Foster Hunter, by deed on October 5, 2015, of record in Instrument Number 20151013-0104201, 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:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 2331, pages 130 and 131, Register's Office County, Tennessee.

This is improved property known as: **1100 Massman Drive, Nashville, TN 37217**

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 October 28, 2016.

Eight-Nine King Development, LLC

Member

By: Tyler King, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tyler King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Eight-Nine King Development, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Eight-Nine King Development, LLC as Member.

WITNESS my hand and seal at office the day and year above written.

My Commission Expires: 11-6-17

NOTARY PUBLIC

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY