This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160103225 DEEDWARR
Recvd: 11/22/16 10:11 2 pgs
Fees:13.00 Taxes:1184.00
20161122-0123168

BENJAMIN SEARON NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 17th day of November, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Schrecker	First Bank	072-09-0S-001.00-CO
1006A Spain Ave	318 Seaboard Lane Suite 205	
Nashville, TN 37216	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE KALIL, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA SCHRECKER, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan of 1006 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of 1006 Spain Avenue Townhomes of record in Instrument No. 20140811-0071870, as amended in Instrument No. 20150302-0017728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Harold G. Johnson by Substitute Trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20140603-0048018, Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on June 03, 2014.

Being the same property conveyed to Katherine Kalil. an unmarried woman by Warranty deed from Harold G. Johnson of record in Instrument No. 20150806-0078495 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 06, 2015.

Being also known as 1006A Spain Ave Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1006A Spain Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KK by SP AIF

Witness my hand this the 17th day of November, 2016.

Katherine Kalil by Sydney Poe Attorney-in-Fact
Katherine Kalil
By: Sydney Poe, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Katherine Kalil** by Specific POWER OF ATTORNEY dated October 25, 2016, and who acknowledged that he executed the same as the free act and deed of **Katherine Kalil.** Witness my hand and official seal this 17th day of November, 2016.

My commission expires:
1/15/19

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY