Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

SCHWARTAU-H16437

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF December, 2016.

Notary Public

(Affix Seal)

My Commission Expires: 4-21-18

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashley Schwartau and Justin Bonnema, wife and husband	NEW OWNER'S	084.16-0-200.00
3244 Knobview Drive		
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANDREW D. MARTIN AND NICOLE M. MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ASHLEY SCHWARTAU AND JUSTIN BONNEMA, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land being located in the 15th Council District of Davidson County, Tennessee. Also being Parcel No. 200 on Davidson County Tax Map 84-16. The survey shown hereon was surveyed by Dale and Associates, Inc., on January 4, 2011. Being Lot No. 37 on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. And being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Knobview Drive, (North=670507.0742, East 1770187.2500) said point also being southwest corner of the Sally Sherman property of record in Will Book 20060803-0094747, R.O.D.C., TN., Thence, leaving said road, North 71 degrees 18 minutes 18 seconds East , a distance of 303.86 feet to an iron rod; Thence South 18 degrees 11 minutes 39 seconds West, a distance of 156.39 feet to a concrete monument; Thence South 62 degrees 51 minutes 30 seconds West, a distance of 199.50 feet to an iron rod situated in the easterly margin of Knobview Drive; Thence, a long said road along a curve to the right, having a centrak angle of 07 degrees 33 minutes 32 seconds, a radius of 1175.00 feet, a tangent of 77.62 feet, a length of 155.01 feet, and having a chord which bears North 23 degrees 22 minutes 40 seconds West, a distance of 154.90 feet to the point of beginning and containing 0.796 acres or 34,685.743 square feet of land more or less. Survey prepared by Dale & Associates, Inc.

Being the same property conveyed to Andrew D. Martin aka Andrew Darran Martin and Mackenzie Nicole Martin, husband and wife by deed from The Restoration Team, LLC of record at Book 201512210128116, recorded on 12/21/2015, Register's Office for Davidson County, Tennessee.

Previously conveyed to The Restoration Team, LLC by quitclaim deed from State of Tennessee recorded in Inst. #201507090066782; and to State of Tennessee by warranty deed from Christy Twining and husband Ada, Twining recorded in Inst. #201103300024317.

( ) unimproved
This is (X) improved property known as 3244 Knobview Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160109705 DEEDWARR
Recvd: 12/14/16 09:32 2 pgs
Fees:13.00 Taxes:1221.00
20161214-0130942

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 my/our hand(s) this 9th day of December, 2016 :

Andrew D. Martin

Mackenzie Nicole Martin

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named ANDREW D. MARTIN AND MACKENZIE NICOLE MARTIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 9th day of December, 2016.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN