16-0564

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001609 DEEDWARR
Recvd: 01/06/17 13:10 2 pgs
Fees:13.00 Taxes:397.75

20170106-0001861

J-DS-16-0212-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-16-20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Schanie and Chandra Schanie	~~New Owner~~ Origin Bank	
(NAME)	(NAME)	
212 Cedarwood Lane	1800 Hudson Lane, Ste 2A	**043-02-0A-212.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2756	Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SHAWN AULTMAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW SCHANIE AND CHANDRA SCHANIE,** a married couple, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 212 on the plan of resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Shawn Aultman by Warranty deed from Eve Alkoka of record in Instrument No. 20160405-0032407 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5302, Page 546, as amended in Book 5495, page 661; Book 5495, Page 680, Book 6119, page 402; Book 6216, page 432; Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument No. 20070802-0092060 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Cedarwood Courtyard Homes of record in Book 5307, Page 231, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855 , in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Cedarwood Courtyard Homes Homeowner's Association of record in Book 5497, Page 595 and Book 6216, Page 432, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Cedarwood Lane, Madison, Tennessee 37115-2756**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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(S), 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.

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2016.

Shawn Aultman by Dan Silverman, attorney-in-fact
Shawn Aultman by Dan Silverman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Silverman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAWN AULTMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAWN AULTMAN.

Witness my hand and official seal, this the 30th of December, 2016.

Notary Public
My Commission Expires: 6/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212