This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDWARR
Recvd: 02/01/17 16:20 3 pgs
Fees:18.00 Taxes:569.80
20170201-0011000

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 154,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31st day of January, 2017

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Haley C. Schroyer
David Schroyer
2411 Fairbrook Dr.
Nashville, TN 37214
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07307005900

WARRANTY DEED

17NT00006

Effective the 31st day of January, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DORSEY L. IVEY AND CAROLYN J. IVEY, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HALEY C. SCHROYER AND DAVID SCHROYER, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

BEING LOT NO. 372 ON THE PLAN OF SUNSET VIEW, SECTION VI, OF RECORD IN BOOK 2900, PAGES 54 AND 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DORSEY L. IVEY AND CAROLYN J. IVEY, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF ARTHUR R. SUSTER AS RECORDED 3-2-16 AS INSTRUMENT NO. 20160302-0019932.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR R. SUSTER BY QUIT CLAIM DEED FROM ANNE SUSTER AS RECORDED 6-12-01 AS INSTRUMENT NO. 20010612-0061811.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
2411 FAIRBROOK DRIVE., NASHVILLE, TN 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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31st day of January, 2017

Dorsey L. Ivey

Dorsey L. Ivey

State of Tennessee}
County of Montgomery }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dorsey L. Ivey, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of January, 2017.

Jaydie Tatum

Notary Public

JAYDIE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 11-21-17

Carolyn J. Ivey

Carolyn J. Ivey

State of Tennessee}
County of Montgomery}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carolyn J. Ivey, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of January, 2017.

Jaydie Tatum

Notary Public

JAYDIE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 11-21-17

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY