Davidson County	DEEDWARR
Recvd: 02/28/17 10:09	3 pgs
Fees:18.00 Taxes:943.50	
20170228-0019680	

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is ~~$258,000.00~~ $255,000.00 Affiant Subscribed and sworn to before me, this 24th day of February, 2017. Notary Public My commission expires: 9/22/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
NAT-D0254 305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph Schwane and Michelle Schwane	**Joseph Schwane and Michelle Schwane**	**062-02-0B-049.00-CO**
2821 Paddle Wheel Dr	**2821 Paddle Wheel Dr**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robyn M. Folks, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joseph R. Schwane and Michelle M. Schwane, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final Plat of Abbington Park, Phase One-Section Two-A of record in Plat at Instrument No. 20040218-0018387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robyn M. Folks, married by Warranty deed from Robyn M. Brown, unmarried of record in Instrument No. 20121015-0094205 Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 15, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2821 Paddle Wheel Dr Nashville, Tennessee 37214.

This is X improved ☐ unimproved property known as **2821 Paddle Wheel Dr, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of February, 2017.

Robyn M. Folks

Marcus D. Folks

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robyn M. Folks and Marcus D. Folks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of February, 2017.

Notary Public
My Commission Expires: 4.27.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 617026

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY