THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
BILL GARRETT, Davidson County Trans: T20170018114 DEEDWARR Recvd: 03/02/17 11:10 2 pgs Fees: 13.00 Taxes: 962.00 20170302-0020719	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anastacia M. Wetzel and Fredric Emerson Schwenk, Jr.	NEW OWNER	
1217 McAlpine Avenue	374 Blackman Road	06116000800
Nashville, TN 37216	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Melissa Ann Jones, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anastacia M. Wetzel and Fredric Emerson Schwenk, Jr., wife and husband,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 8th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of McAlpine Avenue, 714.2 feet West of Kennedy Avenue, said land being Lot 3, Map of Chappell's Subdivision of Lots 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista of record in Book 1130, Page 11, Register's Office, Davidson County, Tennessee and Part of Lots 23 & 25 Monte Vista of Record in Book 421, Page 143 Register's Office Davidson County, Tennessee described together according to a boundary survey dated 3-4-11 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (new) on the Northerly margin of McAlpine Avenue, (50 foot wide R.O.W.) said rod being the Southeast corner of Lot 2, Map of Chappell's Subdivision of Lot's 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista of record in Book 1130, Page 11, owned by Ruth L. Few (Book 8938, Page 64 Register's Office Davidson County, Tennessee) and the Southwest corner of Lot 3 of said Chappell's Subdivision which is located South 62 degrees 00' 00" East 55.00 feet from a concrete monument (old) at the Southwest corner of said Lot 2; thence leaving said McAlpine Avenue with said Few and the common line between said Lot's 2 & 3 North 28 degrees 00' 00" East, passing the common rear corner of said Lot's 2 & 3, Few's Northeast corner, and continuing with the Prolongation of said common line, severing Lot 23 Monte Vista (Book 421, Page 143 Register's Office Davidson County, Tennessee) along the Easterly line of the James Turner & Kim Harris Land (Book 10818, Page 995 Register's Office Davidson County, Tennessee) for a total distance of 362.00 feet to an iron rod (new) in the Southerly line of part of Lot 32, Subdivision of a part of the Greenfield Tract (Book 421, Page 40 Register's Office

Davidson County, Tennessee) owned by Cecil Gilbert (Book 4782, Page 657 Register's Office Davidson County, Tennessee); thence with said Gilbert South 62 degrees 00' 00" East, passing the original common rear corner of Lot's 23 & 25 of said Monte Vista and the original rear corner of Lot's 32 & 34 of said Greenfield Tract for a total distance of 55.00 feet to an iron rod (new) at the Northwest corner of the Betty G. Loafman Land; thence with said Loafman, along a prolongation of the line between Lot 3 & 4 of said Chappel's Subdivision, severing said Lot 25, Monte Vista South 28 degrees 00' 00" West, passing the original common rear corner of Lot's 3 & 4 of said Chappell's Subdivision for a total distance of 362.00 feet to an iron rod (new) on the Northerly margin of said McAlpine Avenue at the common front corner of said Lot's 3 & 4; thence with said Northerly margin North 62 degrees 00' 00" West 55.00 feet to the Point of Beginning the described tract containing 0.46 acres more or less.

Being the same property conveyed to Melissa Ann Jones by Warranty deed from Robert C. Hoar and wife, Pamela P. Hoar of record in Instrument No. 20110314-0020267 Register's Office for Davidson County, Tennessee, dated March 09, 2011 and recorded on March 14, 2011.

The above property has never been the marital residence of Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1217 McAlpine Avenue, 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 and assigns forever; and we do covenant with the 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, 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 GRANTEES, 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 hand this the 27th day of February, 2017.

Melissa Ann Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Ann Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2017.

My Commission expires: March 9, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE