WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018665 DEEDWARR
Recvd: 03/03/17 12:36 2 pgs
Fees:13.00 Taxes:925.00

20170303-0021361

R-VRES-17-1404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Darya Irene Schillo **Rachel Anne Schillo** **David Richard Schillo**	**Darya Irene Schillo**	
(NAME) **1404 Bridgecross Parkway**	(NAME) **1404 Bridgecross Parkway**	**098-06-0A-030.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(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, **JOHN DANEHOWER AND JEAN DANEHOWER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARYA IRENE SCHILLO, AS TO A LIFE ESTATE, AND RACHEL ANNE SCHILLO, UNMARRIED AND DAVID RICHARD SCHILLO, UNMARRIED, AS TENANTS IN COMMON,** 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 located in Davidson County, Tennessee, and being known and designated as all of Lot No. 26 on the Final Plat of Phase 1, Section "A", Bridgewater, as shown on the plat of the same of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Danehower and Jane Danehower, husband and wife by Warranty deed from Cindy L. Osborn, unmarried and Christi Capers, unmarried of record in Instrument No. 20150618-0057993 Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 18, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20051104-0133897, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043, as supplemented in Instrument 20051122-0141076 amended in Instrument 20061004-0122802 and Instrument 20071023-0125250, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 20060223-0021111, Register's Office for Davidson County, Tennessee.
- TVA Easement in Book 1291, page 99, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20160203-0010469 and Instrument No. 20160212-0013727, in the Register's Office for Davidson County, Tennessee.
- Open Space Maintenance Agreement in Instrument 20051024-0128043, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 20050222-0019150, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage in Instrument 20060120-0008000, Register's Office for Davidson County, Tennessee.
- Declaration of Easement Agreement with Covenants and Restrictions of record in Instrument Number 20160212-0013733, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 Bridgecross Parkway, Hermitage, Tennessee 37076**.

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 28th DAY OF FEBRUARY, 2017.

John Danehower

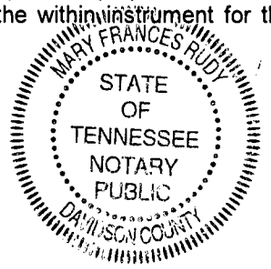
Jean Danehower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN DANEHOWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

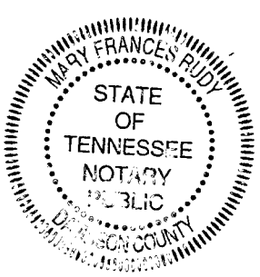


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN DANEHOWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

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RETURN TO:
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