RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Jackson III	New owner	104-02-0C-205.00 C0
(NAME)	(NAME)	
205 31ST Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170020384 DEEDWARR
Recvd: 03/09/17 11:12 2 pgs
Fees:13.00 Taxes:1526.07
20170309-0023421

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, we, **Karl A. Schledwitz and Gail R. Schledwitz,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **Charles E. Jackson III,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*, unmarried man

Land in Davidson County, Tennessee, being Unit No. 205, together with parking space #16, and the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Karl A. Schledwitz and Gail R. Schledwitz by Deed recorded as Instrument Number 20140324-0023805 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as **205 31st Avenue N., Unit 205, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for

Master Deed recorded at Instrument Number 20050630-0075478 amended at Instrument Numbers 20060921-0117372; 20061016-0128233, 20070124-0009913 and 20070928-0115604; all in the Register's Office of Davidson County,Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All assessments, city taxes due for the tax year 2017, and county taxes due for the tax year 2017, and thereafter, not yet due and payable, all for Parcel Number 104-02-0C-205.00 C0.

and it does further covenant and bind itself, its 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.

File No.: 20170156

Witness our hands this March 3, 2017.

Karl A. Schledwitz

Gail R. Schledwitz by Karl A. Schledwitz as Attorney In Fact

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, Karl A. Schledwitz, the within named bargainor, 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 seal, at office in Memphis, dated March 3, 2017.

Notary Public

My Commission Expires: _____

DOUGLAS R BEATY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES FEBRUARY 29, 2020

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, Karl A. Schledwitz, 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 is attorney-in-fact for Gail R. Schledwitz, and that in said representative capacity, he executed the within instrument for the purposes therein contained, after first having been duly authorized to do so.

WITNESS my hand and seal, at office in Memphis, dated March 3, 2017.

Notary Public

My Commission Expires: _____

DOUGLAS R BEATY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES FEBRUARY 29, 2020

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