WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Meredith Mathews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey W. Mathews	FirstBank	10501050700
(NAME)	(NAME)	
1005 South Street	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ross Schilling, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Mathews, unmarried man, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE DECLERATIONS OF COVENANTS CONDITIONS AND RESTRICTIONS OF THE 1005 SOUTH STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATELELEMNTS OF RECORD AS INSTRUMENT NO 201606020055689, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EUGENE EUBANKS BY QUITCLAIM DEED FROM VALERIE FORD, DARYL D. EUBANKS, DEBORAH EUBANKS, AND ALEXANDER WILLIS, AS TENANTS IN COMMON, DATED JAMUARY 31, 2008, OF RECORD IN INSTRUMENT NO. 20080131-0010056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Ross Schilling by deed of record as Instrument No 201603140024056, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1005 SOUTH STREET, NASHVILLE, TN 37203.

BILL GARRETT, Davidson County
Trans:T20170023633 DEEDWARR
Recvd: 03/20/17 15:35 2 pgs
Fees:13.00 Taxes:2997.00
20170320-0027140

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:					
Improved	property, known as	1005 South St. 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 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 our hands 03/15/17.

Ross Schilling by John A Bell Jr
Power of Attorney

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Ross Schilling of, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ross Schilling, by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2017.

Notary Public
My Commission Expires: 3-10-19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY