(1)

Warranty Deed

BILL GARRETT, Davidson County Trans:T20170029027 DEEDWARR Recvd: 04/06/17 09:55 2 pgs Fees:13.00 Taxes:1774.52 20170406-0033703	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $479,600.00. Affiant Subscribed and sworn to before me, this the 3rd day of April, 2017. Notary Public My commission expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Derek Schendel Michael L. Schendel	New Owner	
943 Gale Lane		11-805-0-146.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WALLACE J. ARNOLD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK SCHENDEL, AN UNAMRRIED MAN AND MICHAEL L. SCHENDEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, beginning at a point in the South margin of Gale Lane; thence South 12 degrees 31' East 100.0 feet to the North margin of the R.O.W. of the State of Tennessee; thence with said R.O.W. South 82 degrees 04' West 118.9 feet; thence North 15 degrees 39' West 103.9 feet to the South Margin of Gale Lane; thence with the South margin of Gale Lane Easterly along a curve, R=989.8 feet, 125.0 feet to the beginning.

Being the same property conveyed to Wallace J. Arnold, unmarried by Warranty deed from John B. Edwards and Mark E. Howard of record in Instrument No. 20011114-0124898 Register's Office for Davidson County, Tennessee, dated November 07, 2001 and recorded on November 14, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 943 Gale Lane, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of April, 2017.

Wallace J. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 3rd day of April, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017