BILL GARRETT, Davidson County
Trans:T20170032287 DEEDWARR
Recvd: 04/18/17 09:37 2 pgs
Fees:13.00 Taxes:943.13

20170418-0037498

WARRANTY DEED

ER17-7252

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Adam J. Noah	Navy Federal Credit Union	
7252 Highway 70 S Unit 801 (ADDRESS)	P.O. Box 3326 (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Merrifield, VA 22119 (CITY) (STATE) (ZIP)	142-07-0F-029.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN W. SCHIRMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM J. NOAH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, Unit 801 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by Master Deed recorded as Instrument No. 20000720-0071772 recorded as Instrument No. 20000828-0084760, as amended in Instrument No. 20060824-0104869, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master for a more complete identification and location of said unit.

Being the same property conveyed to Jennifer C. Grenga, unmarried by Warranty deed from Phonenary Amy Malaikham, unmarried of record in Instrument No. 20060126-0009739 Register's Office for Davidson County, Tennessee, dated January 19, 2006 and recorded on January 26, 2006 and re-recorded on March 15, 2006 in Instrument No. 20060315-0029977.

Being the same property conveyed to John W. Schirmer, an unmarried man by Warranty deed from Jennifer C. Grenga, unmarried of record in Instrument No. 20160919-0098124 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 19, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Instrument Number 20000720-071771, Instrument Number 20000915-091868 and Instrument No. 20001009-0100204, Book 11426, Page 63, Book 5202, Page 732 and Book 5024, Page 458, Book 7308, Page 762, Instrument Number 20000310-0025049, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7252 Highway 70 S Unit 801 , Nashville, Tennessee 37221
(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 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.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Witness my/our hand(s) this 11th day of April, 2017.

John W. Schirmer

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson DC

On this the 11th day of April, 2017, before me personally appeared John W. Schirmer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April, 2017.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959