QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170034576 DEEDQC
Recvd: 04/25/17 09:12 2 pgs
Fees:12.00 Taxes:0.00
20170425-0040261

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20 DAY OF April, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-20

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8939 GREEN CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Derek Schendel	NEW OWNER	147-14-0-144.00
679 BREWER DRIVE		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RACHAEL SCHENDEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

DEREK SCHENDEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 679 BREWER DRIVE, Nashville, TN 37211

Witness my hand on this 19th day of April, 2017

Rachael Schendel

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Davidson Co Tennessee, this 19th day of April, 2017

Notary Public

My Commission Expires: Nov 3, 2020

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

17-8939 GREEN CP CB

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Candlestick Farms, Section 4, of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek Schendel and wife Rachael Schendel by Warranty Deed from Ricky D. Willis, Sr. and wife, Mary Katherine Willis, recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0069228, in the Register's Office of Davidson County, Tennessee.

Pursuant to the Final Decree Case 13D-1324 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CANDLESTICK FARMS, SECTION 4, as recorded in Plat Book 3600, Page(s) 71, but deleting any covenant, condition or restriction indicating a 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).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3811, Page 978, Book 3822, Page 71 and Book 3822, Page 75, but deleting any covenant, condition or restriction indicating a 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).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.