(2) 420

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037147 DEEDWARR
Recvd: 05/03/17 08:51 2 pgs
Fees:13.00 Taxes:998.63
20170503-0043296

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paige Lynn Eilenberg	Siera Pacific Mortgage	Map 72-10
(NAME) 1620 Northview Avenue	(NAME) 1180 Iron Point Rd. Ste 200	Parcel 299.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Folsom, CA 95630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kelly M. Schmitz and Derek T. Boone, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paige Lynn Eilenberg,** hereinafter called the GRANTEES, 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 Lot No. 6 on the Map of Chas. U. Coggins First Addition to Nashville, as of record in Plat book 421, page 33, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Kelly M. Schmitz, an unmarried woman and Derek T. Boone, an unmarried man by Warranty Deed from Aubrey L. Hiam Co-Trustee of the Hiam Family Revocable Living Trust filed for record in Instrument No. 20160707-0069308, Register's Office for Davidson County, Tennessee. Kelly M. Schmitz and Derek T. Boone are now married.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1620 Northview Avenue, Nashville, TN 37216
(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.

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 1st day of May, 2017.

Kelly M. Schmitz

Kelly M. Schmitz

Derek T. Boone, By: Kelly M. Schmitz, Atty. in Fact.

Derek T. Boone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me **Kelly M. Schmitz,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of May, 2017.

Robert L Scruggs

Notary Public

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2017, before me personally appeared, **Kelly M. Schmitz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Derek T. Boone**, and acknowledged that she executed the same as the free act and deed of **Derek T. Boone.**

WITNESS my hand and official seal this 1st day of May, 2017

Robert L Scruggs

Notary Public

My Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

File No.: 37740