| | |
|---|---|
| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF ~~WILLIAMSON~~ Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00<br>Affiant<br>Subscribed and sworn to before me, this 26th day of May, 2017<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

DANA WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Travis M. Tingey | new owners | 145-05-0 |
| (NAME) | (NAME) | (MAP) |
| 1781 Tyne Blvd. | | -030.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lizbeth R. Schuler, Trustee of The Lizbeth R. Schuler Living Trust, established by the Revocable Trust Agreement of Lizbeth R. Schuler, dated May 2, 2007, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Travis M. Tingey and Kimberly A. Tingey, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Tyne Valley Estates, Section 1 of record in Plat Book 3300, Page 53, 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 Lizbeth R. Schuler, Trustee of The Lizbeth R. Schuler Living Trust, established by the Revocable Trust Agreement of Lizbeth R. Schuler, dated May 2, 2007 by Warranty Deed from Lizbeth R. Schuler of record in Instrument No. 20070521-0060260 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1781 Tyne Blvd., Nashville, Tennessee 37215

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.

BILL GARRETT, Davidson County
Trans: T20170045876 DEEDWARR
Recvd: 05/31/17 10:00 2 pgs
Fees: 13.00 Taxes: 2978.50
20170531-0053830

Witness my/our hand(s) this 23rd day of May, 2017.

The Lizbeth R. Schuler Living Trust, dated May 2, 2007

Lizbeth R. Schuler, Trustee

Lizbeth R. Schuler, Trustee

**STATE OF FLORIDA**
**COUNTY OF** Nassau

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lizbeth R. Schuler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at office, on this the 23rd day of May, 2017.

Notary Public

My Commission Expires: 12/08/19

Kathy L. Wade
Notary Public
State of Florida
My Commission Expires 12/08/2019
Commission No. FF 918526
Bonded through CNA SURETY