29697-5

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046340 DEEDWARR
Recvd: 06/01/17 09:51 2 pgs
Fees:13.00 Taxes:444.00
20170601-0054303

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2017.

JOHN T. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Neuhoff Ventures, LLC	**"New Owners"**	**043-05-0-115.00**
219 Burlington Place		
Nashville, TN 37215-1859		

FOR AND IN 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, I,

Jackson Schoos, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neuhoff Ventures, LLC, a Tennessee limited liability company

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 Nos. 27 and 28, on the Plan of Cedarcrest Estates, of record in Plat Book 974, page 15 , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jackson Schoos, by Deed from Natalie R. Steffen f/k/a Natalie R. Clement. Gerald V. Steffen, Jr. joined in conveyance, of record in Instrument No. 20070424-0048529, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:

(1) The Plan of record as shown in Plat Book 974, page 15, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current years, which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **418 Anderson Lane, Madison, TN 37115**

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 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.

Witness my/our hand(s) this **31st** day of **May, 2017.**

Jackson Schoos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jackson Schoos,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21