WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Affiant

Subscribed and sworn to me on June 16, 2017.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20170053918 DEEDWARR
Recvd: 06/23/17 10:52 3 pgs
Fees: 18.00 Taxes: 1369.00
20170623-0063341

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 FL# 12190

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30305SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David L. Schenkel & Kendra Schenkel ~~13372 Old Hickory Blvd Antioch, TN 37013~~ 6121 Nolensville Pike Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	182-00-0-127.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Walter Rogers Blackburn, Trustee of The Walter Rogers Blackburn Revocable Living Trust u/t/a dated June 20, 2012, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto David L. Schenkel and wife, Kendra Schenkel, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being further described as follows to-wit:

Beginning at a point in the northerly margin of Old Hickory Blvd. at the southwest corner of the James E. Hooper property of record in Book 5062, Page 410, thence with Hooper's westerly line North 02 deg. 23' East 1,075.0 feet to an iron pin; thence North 86 deg. 13' West 199.0 feet to an iron pin; thence South 03 deg. 10' West 450.0 feet to an existing iron pin; thence South 03 deg. 06' West 625.2 feet to the northerly margin of Old Hickory Blvd.; thence with the northerly margin of said Blvd. South 86 deg. 13' East 213.0 feet to the point of beginning.

Being the same property conveyed to Walter R. Blackburn and wife, Orphia S. Blackburn by Warranty deed from Reuben D. Anderson and wife, Mae Laura Anderson of record in Book 5069, page 96, Register's Office for Davidson County, Tennessee, dated September 8, 1976 and recorded on September 16, 1976. The said Orphia S. Blackburn having since died on October 13, 1994, leaving Walter R. Blackburn as tenant by the entirety.

Further, being the same property conveyed to Walter R. Blackburn, Trustee, and his successors-in-trust, of The Walter Rogers Blackburn Revocable Living Trust, its successors and assigns by Quitclaim deed from Walter R. Blackburn of record in

Instrument No. 20120620-0053988 Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on June 20, 2012.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Letter of Requirement from Metropolitan Health Department concerning the Sewage Soil Absorption System of record in Book 6932, Page 899, in the Register's Office for Davidson County, Tennessee.
3. Certificate of Trust of record in Instrument Number 20120620-0053987, in the Register's Office for Davidson County, Tennessee.
4. Letter of Requirement from Metropolitan Health Department concerning the Sewage Soil Absorption System of record in Book 6932, Page 899, in the Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 13572 Old Hickory Blvd., Antioch, TN 37013.

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 GRANTOR does covenant with the said GRANTEES that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, 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 hand this ~~13th~~ 16th day of ~~April~~ June, 2017.

Walter R Blackburn, Trustee

Walter Rogers Blackburn, Trustee
of The Walter Rogers Blackburn Revocable
Living Trust u/t/a dated June 20, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Walter R. Blackburn, Trustee of The Walter Rogers Blackburn Revocable Living Trust u/t/a dated June 20, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Trustee of The Walter Rogers Blackburn Revocable Living Trust u/t/a dated June 20, 2012, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal on June 16, 2017.

NOTARY PUBLIC

My Commission Expires: _____

