Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

#12199

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00

Affiant

Subscribed and sworn to before me, this 7 day of July, 2017.

Notary Public
My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans:T20170058570 DEEDWARR
Recvd: 07/10/17 11:00 2 pgs
Fees:13.00 Taxes:2312.50
20170710-0068944

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Simon Newman and Lisa Clewner-Newman 1919A Overhill Drive Nashville, TN 37215	New Owner 1Beneabank Mtg. 1064 Dover Rd. Suite 4A West Memphis, AR 72301	Tax Parcel ID No. 131-07-0M-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN SCHNEIDER, TRUSTEE OF THE JUDI AND STEVEN SCHNEIDER TRUST UNDER AGREEMENT DATED MAY 14, 2010,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SIMON NEWMAN AND LISA CLEWNER-NEWMAN,** HUSBAND AND WIFE, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 172, together with the appurtenant interest in the common elements of Overhill Place, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20060303-0025041, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 9 on the Plan of J. G. Grissim's Subdivision of record in Plat Book 1424, page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JUSTIN SCHNEIDER, TRUSTEE OF THE JUDI AND STEVEN SCHNEIDER TRUST UNDER AGREEMENT DATED MAY 14, 2010, by deed from DAVID GLEN LIGON F/K/A DAVID GLEN HAWKINS, of record in Instrument No. 20140925-0088349, dated September 24, 2014, said Register's Office.

This is improved property commonly known as: **1919A Overhill Drive, Nashville, TN 37215**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2017.

JUDI AND STEVEN SCHNEIDER TRUST

By: _____ trustee
JUSTIN SCHNEIDER, Trustee

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, **JUSTIN SCHNEIDER, TRUSTEE OF THE JUDI AND STEVEN SCHNEIDER TRUST UNDER AGREEMENT DATED MAY 14, 2010**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **JUDI AND STEVEN SCHNEIDER TRUST**, and that he as such Trustee, ~~executed the~~ foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand, at office, this 7th day of ~~June~~ July, 2017.

_____
Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018