# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

J-AR-17-1407-H

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michael Schneider** | **New Owner** | |
| (NAME) | (NAME) | |
| **1407 N. 14th St.** | | **072-14-0-182.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (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, **ANDERSON REI, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SCHNEIDER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 5, LOONEY'S SUBDIVISION OF LOT NO. 38 AND WEST 50 FT OF LOT NO. 39 IN H. M. DOAK'S SUBDIVISION, as shown on plat of record in Plat Book 843, Page 10, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anderson REI, LLC, a Tennessee limited liability company, by Warranty Deed from Georgia Parrish Wilkerson and husband, Lloyd Wilkerson and Michael Parrish, of record in Instrument No. 20170505-0044926, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on May 05, 2017.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOONEY'S SUBDIVISION OF LOT NO. 38 AND WEST 50 FT OF LOT NO. 39 IN H. M. DOAK'S SUBDIVISION, as recorded in Plat Book 843, Page(s) 10, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1407 N. 14th St., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20170069691 DEEDWARR
Recvd: 08/11/17 11:00 2 pgs
Fees:13.00 Taxes:923.15

20170811-0082432

Witness my/our hand(s) this the 7 DAY OF AUGUST, 2017.

Anderson REI, LLC, a Tennessee Limited Liabilty Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ANDERSON REI, LLC, A TENNESSEE LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of August, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212