201709150094796

Bill Garrett Davidson County
Batch# 1447 DEEDWARR
09/15/2017 04:00:30 PM 2 pgs
Fees: $13.00 Taxes: $591.63
20170915-0094796

WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,900.00

Dee Ann Maloney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3922C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Leanna E. Strickland	CMG Mortgage	181-02-0A-092.00-CO
8411 Callabee Way	3160 Crow Canyon Rd #400	
Antioch, TN 37013	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTINA DAWN SCHWARZ, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEANNA E. STRICKLAND, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. E-8 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument no. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits El, E2, and E3 of said Master Deed.

Being the same property conveyed to Christina Dawn Hale, an unmarried woman by Warranty deed from Andrea Metcalf and Matt Metcalf, wife and husband of record in Instrument No. 20131003-0103940 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on October 03, 2013. Christina Dawn Hale having since married and is now known as Christina Dawn Schwarz. Nicholas Lawrence Schwarz joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 8411 Callabee Way, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 12th day of September, 2017.

Christina Dawn Schwarz

Christina Dawn Schwarz

Nicholas Lawrence Schwarz

Nicholas Lawrence Schwarz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHRISTINA DAWN SCHWARZ AND NICHOLAS LAWRENCE SCHWARZ, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of September, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3922C

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My Commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.