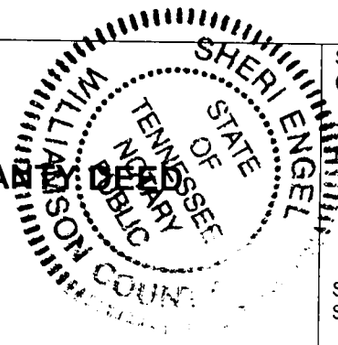
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Karen S Felan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2017.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2020 (AFFIX SEAL)

O-PR-17-91

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 2409 DEEDWARR
09/19/2017 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20170919-0096087

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kara Brooke Schiebel** | First Community Mortgage, Inc. | |
| (NAME) | (NAME) | **83-6-A-6.00CO** |
| **91 Scott Avenue** | 262 Robert Rose Dr, Ste 101 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | Murfreesboro, TN 37129 | |
| (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, **DAVID GREEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARA BROOKE SCHIEBEL, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 6, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, amended in Instrument No. 20050126-0009812, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Green, unmarried, by Warranty Deed from Evan Kroft, unmarried, recorded May 2, 2007 in Instrument No. 20070502-0052548, Register's Office for Davidson County, Tennessee.

**NOTE: ERIKA LACHELLE GREEN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Scott Avenue Townhomes of record in Instrument Number 20050114-0005282, as amended in Instrument No. 20050126-0009812, Register's Office for Davidson County, Tennessee;
- Charter of Scott Avenue Townhomes Association, Inc. record in Instrument No. 20050114-0005281, in the Register's Office for Davidson County, Tennessee;
- Public Utility Easement of record in Instrument No. 20040916-0111791, in the Register's Office for Davidson County, Tennessee;
- Conveyance of common area/open space to HOA of record in Instrument No. 20060713-0084325, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Property taxes for year 2017 and thereafter, not yet due and payable;

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **91 Scott Avenue, 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.

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2017.

David Green

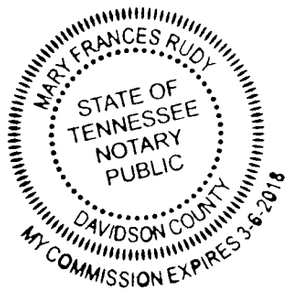
Erika Lachelle Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID GREEN AND ERIKA LACHELLE GREEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




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

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY