Bill Garrett Davidson County
Batch# 2481 DEEDWARR
09/20/2017 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20170920-0096189

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$326,500.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2017.

Notary Public

My commission expires: 10-2-17

(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Schultz **Shannon Kriz-Schultz**	JP Morgan Chase Bank	**Map 181-01-0-A Parcel 204.00co**
7240 Sugarloaf Drive	1111 Polaris Pkwy, FL 4J	
Nashville, Tennessee 37211	Columbus, OH 4 3240	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan Miller and Mary Kate Petrovic, now known as Mary Kate Miller, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Schultz and Shannon Kriz-Schultz, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 57 on the Plan of Sugar Valley, Section Six, a Planned Unit Development, as of record in Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan Miller, unmarried, as to an undivided 50% interest, and Mary Kate Petrovic, unmarried, as to an undivided 50% interest, joint tenants with rights of survivorship, by Deed dated March 27, 2013 from Shannon Johnson and Devin Johnson, husband and wife, of record in Instrument No. 20130401-0031124, Register's Office for Davidson County, Tennessee. Mary Kate Petrovic is now known as Mary Kate Miller.

This instrument is being executed on behalf of Ryan Miller and Mary Kate Petrovic nka Mary Kate Miller, pursuant to a Power of Attorney executed by them on the 9th day of September, 2017, of record in Instrument No. 201709200096188, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as shown in Instrument No. 20020321-0034914 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9343, Page 202, Book 11262, Page 933, Book 11338, Pages 734-743 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions of Sugar Valley, of record in Book 11069, Page 14 and made applicable to Section Six of record in Instrument No. 20020410-0044276, Register's Office for Davidson County, Tennessee. 4) By-Laws of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee. 5) Charter of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee. 6) All matters shown on the Boundary Plat of record in Book 9700, Page 374, Register's Office for Davidson County, Tennessee. 7) Easement Agreement for ingress and egress of record in Book 5674, Page 863, Register's Office for Davidson County, Tennessee. 8) Easement to United Telephone Company of record in Book 11436, Page 750, Register's Office for Davidson County, Tennessee. 9) Dedication of Easement for sanitary sewer line of record in Instrument No. 20010404-0032941, Register's Office for Davidson County, Tennessee. 10) Conveyance of Open Space to Sugar Valley Homeowners' Association, Inc., of record in Instrument No. 200004250041128 and Instrument No. 20130523-0052431, Register's Office for Davidson County, Tennessee. 11) Taxes for the current year prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **7240 Sugarloaf Drive, Nashville, Tennessee 37211**

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 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 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/our hand(s) this 19th day of September, 2017.

Ryan Miller by: John T. Cook, Atty in Fact

Ryan Miller by John T. Cook, Attorney-in-Fact

Mary Kate Petrovic Miller by: John T. Cook, Atty in Fact

Mary Kate Petrovic, now known as Mary Kate Miller
by John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of September 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ryan Miller and Mary Kate Petrovic, nka Mary Kate Miller,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ryan Miller and Mary Kate Petrovic, nka Mary Kate Miller**, for the purpose therein contained, by signing the name of **Ryan Miller and Mary Kate Petrovic, nka Mary Kate Miller**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of **September, 2017.**

Anna Agee
Notary Public

My Commission Expires: 5-8-18



True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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 Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY