WARRANTY DEED

Bill Garrett Davidson County
Batch# 13447 DEEDWARR
10/13/2017 01:33:31 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20171013-0105278

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF OCTOBER, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lora Mitchell Harding	New Owner	104-15-0-472.00
(NAME)	(NAME)	
2617 W. Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JEANNE CHICK SCHULLER, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LORA MITCHELL HARDING AND JOSEPH ANDREW HARDING, WIFE AND HUSBAND, 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(s) 2, as shown on the map entitled the Plan of Lokey Subdivision, of record in Book 6200, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with an ingress/egress easement over and across a portion of Lot No. 1 as shown on said plan.

Being the same property conveyed to RALPH ECKARDT SCHULLER AND WIFE, JEANNE CHICK SCHULLER, AS TENANTS BY THE ENTIRETY, by deed from EUGENE T. COLLINS, UNMARRIED, of record in Book 8301, page 260, dated February 27, 1991, said Register's Office. Being further conveyed to JEANNE CHICK SCHULLER A/K/A JEANNE COLLINS CHICK, by Quitclaim Deed from RALPH ECKARDT SCHULLER, of record in Instrument No. 20150714-0068601, dated July 9, 2015, said Register's Office.

This conveyance is subject to: 2017 property taxes which are due and payable, but not yet delinquent; all matters as shown on the map entitled the Plan of Lokey Subdivision, of record in Book 6200, page 958; rights of adjoining Lot No. 1 to use the portion of the joint driveway as shown on the plan of record in Book 6200, page 958, said Register's Office for Davidson County, Tennesseee, which is within the boundaries of the insured property; and any and all other restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2617 W. Linden Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 12th day of October, 2017.

Jeanne Chick Schuller

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, TN this 12th day of October, 2017.

Notary Public

My Commission Expires: 3/12/18