WARRANTY DEED

Bill Garrett Davidson County
Batch# 19252 **DEEDWARR**
10/30/2017 10:28:50 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20171030-0110831

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary Kathrine Bodri	Simmons Bank	109 05 0D 095.00
(NAME)	(NAME)	
1510 Lincoya Bay Dr.	500 Corporate Centre Dr., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Six Thousand And No/100 Dollars ($206,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carolyn J. Schettler f/k/a Carolyn J. Woods, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Katherine Bodri, a married woman, as sole and separate non-marital property**, 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 Unit No. 1510 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carolyn J. Woods, unmarried by Warranty Deed from 70 South Associates, LLC, a Tennessee Limited Liability Company dated March 31, 2006 and recorded April 4, 2006 as Instrument No. 200604040037991, in said Register's Office for Davidson County, Tennessee.

File Number: FND-176737SSO

James M. Schettler joins in this instrument to convey any and all marital interest he has in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1510 Lincoya Bay Dr., Nashville, TN 37214

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, has 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 27th day of October, 2017

Carolyn J. Schettler f/k/a Carolyn J. Woods

Carolyn J. Schettler f/k/a Carolyn J. Woods

James M. Schettler

James M. Schettler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carolyn J. Schettler and James M. Schettler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

File Number: FND-176737SSO