WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

Lisa Allard
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

1D

THIS INSTRUMENT PREPARED BY
Vanderpool Law, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9259

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Curtis Groves and Brian Chester	P.O. Box 61	091-09-196.00
532 STEVENSON STREET	Ragsdale TN 37143	
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

AMANDA S. JOYNER, N/K/A AMANDA SCHNEPP, A MARRIED WOMAN*

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

CURTIS GROVES, AND BRIAN CHESTER

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:

The following described real property situated in the County of Davidson, State of Tennessee, being the Southerly 60 feet of the Notherly 80 feet of Lot No. 87 on the plat of T. M. Nall's Subdivision of Lots No. 18, 19 and 20 of the B. F. Cockrill Land as recorded in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee. Said part of Lot 87 fronts 60 feet on the Easterly side of Stevenson Street, formerly Nall Avenue, and runs back between parallel lines 217.8 feet to a dead line. Being the same property conveyed by Quitclaim Deed from Amanda S. Solis and Ernersto Solis to Amanda S. Joyner* as recorded on the 14th day of May, 2013 in Instrument No. 20130514-0048486 and Warranty Deed from Jennifer Osterhage, unmarried to Amanda S. Solis and husband, Ernesto Solis as recorded on the 23rd day of May, 2007 in Instrument No. 200705023-0061652, in the Register's Office of Davidson County, Tennessee.

*THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. NALL'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 63, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for the flow of the waters of the Rivers, Creeks & Streams, and the rights of the public therein.

f. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Bill Garrett Davidson County
Batch# 24911 **DEEDWARR**
11/13/2017 10:38:22 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171113-0116121

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

This is improved property known as 532 STEVENSON STREET, Nashville, TN 37209

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 7th day of November, 2017.

Amanda Schnepp

Amanda S. Joyner, n/k/a Amanda Schnepp

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, a Notary Public of said County and State, AMANDA S. JOYNER, N/K/A AMANDA SCHNEPP, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Austin, Texas, this 7th day of November, 2017.

Notary Public

My Commission Expires: 8-9-2020

SHERRY D. STOWERS
Notary Public, State of Texas
Comm. Expires 08-09-2020
Notary ID 318360-0

File #: 17-9259

RECORD & RETURN TO: