THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171013786

Bill Garrett Davidson County
Batch# 28958 **DEEDWARR**
11/22/2017 08:58:32 AM 2 pgs
Fees: $13.00 Taxes: $3,045.10

20171122-0119818

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $823,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2017.

Notary Public
My Commission Expires: _____

KAITLYN G. KILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark A. Schallenberger and Kaitlyn G. Kiley 904 Bradford Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-13-0-327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly Tashiro Williams and David Anthony Williams Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark A. Schallenberger, unmarried and Kaitlyn G. Kiley, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W. L. B. Lawrence Plan of record in Plat Book 421, Page 90, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MOLLY TASHIRO WILLIAMS and DAVID ANTHONY WILLIAMS, wife and husband, by deed from LARS ERIK LARSEN and wife, JACLYN TURNER LARSEN, of record in Instrument No. 20150930-0099123, dated September 21, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 105-13-0-327.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record, said Register's Office.

This is improved property located at 904 Bradford Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2017.

Molly Tashiro Williams

David Anthony Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Molly Tashiro Williams and David Anthony Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018