Bill Garrett Davidson County
Batch# 30698 DEEDWARR
11/28/2017 03:00:36 PM 2 pgs
Fees: $13.00 Taxes: $3,329.63
20171128-0121375

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $899,900.00. Affiant Subscribed and sworn to before me, this the 27th day of November, 2017. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Todd Schanbaum Susan Schanbaum	MORTGAGE INVESTORS GRP ~~New Owners a/c~~	
725 Templeton Drive	8320 E WALKER SPR LN #200	102-15-0-063.00
Nashville, TN 37205	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEADDEN REAL ESTATE, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD SCHANBAUM AND SUSAN SCHANBAUM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 245 on the Plan of Brook Meade, Section VII of record in Plat Book 2331, Page 5, 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 Kevin H. Sharp and wife, Dawn W. Sharp by Warranty deed from Joanne Jewett, a married woman of record in Book 10962, page 279, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on June 04, 1998.

Being the same property conveyed to Dawn Sharp, a single person by Quitclaim deed from Kevin H. Sharp, a single person and Dawn W. Sharp, a single person of record in Instrument No. 20011107-0122323 Register's Office for Davidson County, Tennessee, dated October 29, 2001 and recorded on November 07, 2001.

Being the same property conveyed to Henry Headden by Warranty deed from Dawn W. Sharp, unmarried of record in Instrument No. 20160602-0055798 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016.

Being the same property conveyed to Headden Real Estate, LLC by Quitclaim deed from Henry Headden of record in Instrument No. 20160722-0075694 Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on July 22, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 725 Templeton Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of November, 2017.

Headden Real Estate, LLC, a Wyoming Close Limited Liability Company

Henry H. Headden, Authorized Member/Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Henry H. Headden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member/Manager of Headden Real Estate, LLC, a Wyoming Close Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of November, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018