Bill Garrett Davidson County
Batch# 51616 DEEDWARR
01/25/2018 02:09:29 PM 2 pgs
Fees: $13.00 Taxes: $654.90
20180125-0007944

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2018.

Notary Public
My commission expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
CAMDEN SCHAUFELE 2116 HOBBS ROAD M-13 NASHVILLE, TN 37215	CAMDEN AND FRASER SCHAUFELE 12208 E Osage Road Louisville, KY 40223	131-02-0-A 096.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA A. FRAME AND KYLE ANTHONY COLLIER, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **CAMDEN SCHAUFELE, UNMARRIED, AND FRASER SCHAUFELE, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURIVIVORSHIP**, hereinafter called the Grantees, their successors 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. M-13 ON THE PLAN OF HOBBS HOUSE CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 4594, PAGE 74, AMENDED IN BOOK 5200, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HOBBS HOUSE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5289, PAGE 515, AMENDED IN BOOK 5292, PAGE 958, BOOK 5293, PAGE 612, BOOK 7802, PAGE 299, BOOK 6822, PAGE 893, AND BOOK 7824, PAGE 974, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO REBECCA A. FRAME BY WARRANTY DEED FROM JOHN B. RUMMAGE, JR. AND SARAH RUMMAGE DATED APRIL 30,2010 OF RECORD IN INSTRUMENT NO.20100506-0034420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KYLE ANTHONY COLLIER JOINS IN THIS CONVEYANCE TO RELINQUISH HIS MARITAL INTEREST IN SUBJECT PROPERTY, IF ANY.

This property is improved property known as 2116 HOBBS ROAD M-13, NASHVILLE, TN 37215.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 24th day of January, 2018.

Rebecca A. Frame
REBECCA A. FRAME

KYLE ANTHONY COLLIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, REBECCA A. FRAME AND KYLE ANTHONY COLLIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained..

Witness my hand in Nashville, Tennessee, this 24 day of January, 2018.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY