Bill Garrett Davidson County
Batch# 54904 DEEDWARR
02/05/2018 11:03:17 AM 2 pgs
Fees: $13.00 Taxes: $608.65

20180205-0011367

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
320 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2018.

Notary Public

My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abigail Olga Schmidke		**15001023000**
434 Clearwater Drive	New Owner	
Nashville, TN 37217		

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,

Christy Gail Cardwell, married

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

Abigail O Schmidke, an unmarried as her sole and separate 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 Lot No. 777, on the Plan of Section 16, Edge-O-Estates, as of record in Book 4175, page 157, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brenda G. Cornwell, by Warranty Deed from Richard J. Etters and wife, Leslie G. Etters, dated April 30, 2001, of record in Instrument No. 20010507-0046505, as corrected and re-recorded in Instrument No. 20030627-0089230, Register's Office for Davidson County, Tennessee. Brenda Gail Cornwell died on or about July 15, 2017 in Davidson County, Tennessee, leaving Christy Gail Cardwell her sole heir-at-law. See Affidavits of Heirship of record in Instrument Nos. 20180205-0011365 / 20180205-0011366 Register's Office for Davidson County, Tennessee. Subject property was never the primary residence for grantor and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 4175, page 157, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 434 Clearwater Drive, Nashville, TN 37217.

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, 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.

Christy Gail Cardwell Date: 2/1/18
Christy Gail Cardwell

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Christy Gail Cardwell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER