WARRANTY DEED

Bill Garrett Davidson County
Batch# 60117 DEEDWARR
02/20/2018 09:18:00 AM 2 pgs
Fees: $13.00 Taxes: $1,764.90

20180220-0015634

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melanie Lynn Schlachter Matthew McKinley Brink	NEW OWNER	072-04-0-443.00
(NAME)	(NAME)	
1805 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clayton Taylor Cook, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melanie Lynn Schlachter, an unmarried woman and Matthew McKinley Brink, an unmarried man, as joint tenants,** 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. 3 on the Plan of Resubdivision / Partition Lots 15 & 16, a Resubdivision of Country Club Estates, of record in Instrument No. 20131021-0109643, 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 Clayton Taylor Cook, an unmarried man, by Warranty Deed from Pantheon Development, LLC, a Tennessee Limited Liability Company, dated July 27, 2015 and recorded August 4, 2015, in Instrument No. 20150804-0077412, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Instrument No. 20131021-0109643, said Register's Office.

Subject to Declaration of Restrictive Covenants for Stormwater Facilities in Instrument No. 20140131-0008805, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1805 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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/our hands this 14th day of February, 2018.

Clayton Taylor Cook

State of Tennessee
County of Sumner

Personally appeared before me Clayton Taylor Cook, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181708

