# WARRANTY DEED

Bill Garrett Davidson County
Batch# 61147 DEEDWARR
02/21/2018 01:14:01 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20180221-0016531

R-BR-18-1111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY LYN DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Philip E. Dube** | **Navy Federal Credit Union** | |
| (NAME) | (NAME) | **61-15-157.00** |
| **1111 Sunnymeade Drive** | **820 Follin Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Vienna, VA 22180** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW N. SCHEINMAN AND LEE SHROPSHIRE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP E. DUBE, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 of Block B on the Map of Resubdivision of Sunnymeade, of record in Plat Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 33 fronts 60 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Andrew N. Scheinman and Lee Shropshire, husband and wife, by Warranty Deed from Titus Yarnall and wife, Celine Yarnall, recorded September 25, 2003 in Instrument No. 20030925-0142395, Register's Office for Davidson County, Tennessee.

Nathan Keith executes this instrument as Attorney-in-Fact on behalf of Andrew N. Scheinman and Lee Shropshire, pursuant to the Power of Attorney recorded in Instrument Nos 20180221-0016529 and 20180221-0016530, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1111 Sunnymeade Drive, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF FEBRUARY, 2018.

Andrew N. Scheinman by [signature] AS ATTORNEY IN FACT
Andrew N. Scheinman by Nathan Keith as Attorney in Fact

Lee Shropshire by [signature] AS ATTORNEY IN FACT
Lee Shropshire by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW N. SCHEINMAN AND LEE SHROPSHIRE, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW N. SCHEINMAN AND LEE SHROPSHIRE.

Witness my hand and official seal, this the 20th of February, 2018.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212