Bill Garrett Davidson County
Batch# 64764 DEEDWARR
03/02/2018 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20180302-0020031

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2020

MST 2018-0222

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Schimmel | Highlands Residential Mtg | 083 05 0 387.00 |
| (NAME) | (NAME) | |
| 1410 Eastland Avenue | 12001 N. Central Expressway Ste 750 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Dallas, TX 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Marilyn E. Reel, J. Blythe Epperly now known as J. Blythe E. Ashworth, Anna LuEllen Epperly now known as LuEllen E. Klimmck, and Margaret Brook Epperly now known as Brook E. Martin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Schimmel, an unmarried man and Kristin Hackett, an unmarried woman, as joint tenants with rights of survivorship,** 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 part of Lot No. 8 on the Map of C. F. Ordway's Home Place of record in Plat Book 57, Page 88, in the Register's Office for said County, Tennessee, and described as follows:**

**Beginning at a point in the south margin of Eastland Avenue, formerly the Vaughn Pike, at the northwest corner of the property conveyed to Fount H. Rion, by deed of record in Book 311, page 26, Register's Office, being 175 feet west of the westerly margin f North 15th Street; thence with what was formerly Rion's westerly line, southerly parallel with the westerly margin of North 15th Street, 170 feet to the north margin of an alley; thence with the north margin of said alley, westerly 75 feet to a point; thence northerly 170 feet to the south margin of Eastland Avenue or Vaughn Pike; thence with the margin of the same, easterly 75 feet to the point of beginning.**

**Being the same property conveyed to Wayne Epperly and wife, Ruth Shacklett Epperly by installment deed from Ernest N. Delzell and wife, Alma B. Delzell of record in Book 3029, page 343, Register's Office for Davidson County, Tennessee, dated 02/18/1960 and recorded on 02/19/1960. (Value or consideration shown in aforementioned deed $16,200.00.) The said Wayne Epperly died on April 19, 1997.**

**Being the same property conveyed to Ruth Shacklett Epperly by executor's quitclaim deed from Blythe E. Ashworth, co-Executrix of the estate of of record in Book 11695, page 726, Register's Office for Davidson County, Tennessee, dated 10/04/1999 and recorded on 10/08/1999. (Value or consideration shown in aforementioned deed $0.) Being also known as 1410 Eastland Avenue Nashville, Tennessee 37206.**

**The said Ruth Shacklett Epperly died on July 15, 2003 and by her will, probated in case number 03P-1475 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised this property to Marilyn E. Reel, J. Blythe Epperly, Anna LuEllen Epperly, and Margaret Brook Epperly.**

**Said property is not now nor has it ever been Grantors primary residence.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 88, Register's Office for Davidson County, Tennessee.

This property, known as 1410 Eastland Avenue, Nashville, TN 37206
(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 hand(s) this 28 DAY OF February, 2018.

Marilyn E. Reel

Marilyn E. Reel

J. Blythe Epperly aka J. Blythe E. Ashworth

J. Blythe Epperly aka J. Blythe E. Ashworth

Anna LuEllen Epperly aka LuEllen E. Klimmck by J. Blythe Epperly Ashworth as her Attorney in Fact POA

Anna LuEllen Epperly aka LuEllen E. Klimmck by J. Blythe Epperly Ashworth as her Attorney in Fact

Margaret Brook Epperly AKa Brook E Martin

Margaret Brook Epperly aka Brook E. Martin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marilyn E. Reel, J. Blythe Epperly now known as J. Blythe E. Ashworth, and Margaret Brook Epperly now known as Brook E. Martin,** with whom I am personally acquainted (or provided 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 and official seal, this the 28 day of February, 2018.

Notary Public

My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for State and County, J. Blythe Epperly, Attorney-in-Fact for Anna LuEllen Epperly aka LuEllen E. Klimmck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Anna LuEllen Epperly, as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 28 day of February, 2018.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM NOTARY PUBLIC STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020