File box 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 69735 DEEDWARR
03/15/2018 02:36:46 PM 2 pgs
Fees: $13.00 Taxes: $1,535.13

20180315-0024696

G-VRES-18-329B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

K. Nip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Andrew R. Schneider and Austin E. Schneider	**Pinnacle Bank**	
(NAME) **329 B Vivelle Ave.**	(NAME) **150 3rd Ave. South, Ste. 900**	**105-16-0F-002.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN. 37201**	
(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, **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW R. SCHNEIDER AND AUSTIN E. SCHNEIDER, HUSBAND AND WIFE,** 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 Unit No. B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Vivelle Residences I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170420-0038923 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Paty Construction, LLC, a Tennessee limited liability company by Warranty deed from Brian Bequette of record in Instrument No. 20170413-0036155 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 13, 2017. Being a portion of the same property conveyed to Paty Construction, LLC, a Tennessee limited liability company by Warranty deed from Norma H. Taylor, a 50% undivided interest and Cynthia Hicks, a 16.666% undivided interest and Daniel Hicks, a 16.666% undivided interest and Rachel Lewis, a 16.666% undivided interest all as tenants in common of record in Instrument No. 20170413-0036175 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 13, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 108, Chancery Court for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170420-0038923, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20170501-0042220, in the Register's Office for Davidson County, Tennessee.
- The plan of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170420-038923, said Register's Office to which plan reference is hereby made for a more complete description.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **329 B Vivelle Ave., Nashville, Tennessee 37210**.

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 14th DAY OF MARCH, 2018.

Paty Construction, LLC

BY: _____
William Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATY BARKSDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of PATY CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of March, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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