(1)

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $[illegible].

Affiant

Subscribed and sworn to before me, this 15th day of March, 2018.

Notary Public
My commission expires: 12/05/2020

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett
Batch# 71686
03/21/2018 01:10:31 PM
Fees: $13.00 Taxes: $2,101.60

Davidson County
DEEDWARR
2 pgs

20180321-0026753

01-1502-25178

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Benjamin Schaedle 114 Bowling Ave. Nashville TN 37205	New Owner	104-05-0-312.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Richard Dillon, Jr., a single man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Benjamin Schaedle and Taylor Rebecca Schaedle, husband and wife, hereinafter called the Grantees, their successors 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. 306, on the Plan of Richland Realty Co's First Addition to Subdivision "B", of record in Book 332, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Richard Dillon, Jr., a single man, by Warranty Deed from Chad E. Miller and wife, Elizabeth H. Miller, dated February 18, 2014, recorded February 24, 2014, of record in Instrument No. 20140224-0015744, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 114 Bowling Ave., Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2018.

Joseph Richard Dillon, Jr.

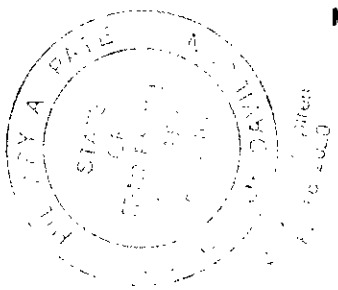
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph Richard Dillon, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of March, 2018.

Notary Public

My Commission expires: 04/06/2020



Please Return To:
Ashworth Law Firm, PLLC
Attn: _____
237 2nd Avenue South
Franklin, TN 37064