Bill Garrett Davidson County
Batch# 72374 DEEDWARR
03/22/2018 01:40:08 PM 2 pgs
Fees: $13.00 Taxes: $1,452.25
20180322-0027196

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $392,500.00. Mary Gail Porter Affiant Subscribed and sworn to before me this the 16th day of March, 2018. Notary Public NOTARY PUBLIC S. NIXON PRESSLEY My Commission Expires February 10, 2021 STATE OF TENNESSEE My commission expires: 02/10/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Averett Todd McMasters	Quicken Loans, LLC	
1317A Meridian Street	P. O. Box 6577	071-15-0-552.00
Nashville, TN 37207	Carol Stream, IL 60197	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN D. SCHEIBE, UNMARRIED AND ROBERT BURNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON AVERETT AND TODD MCMASTERS, HUSBAND AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 408 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 408 front together 75 feet on the Easterly margin of Meridian Street and extend back between parallal lines 175 feet to a dead line.Being a portion of the same property conveyed to Leo Tatum et ux Brenda Jones Tatum by Warranty deed from C. B. Smiley being one in the same as Connie Burton Smiley and wife, Sallie A. Smiley being one in the same as Sallie Arline Smiley of record in Book 5341, page 617, Register's Office for Davidson County, Tennessee, dated September 21, 1978 and recorded on September 25, 1978.

Being a portion of the same property conveyed to Sell Your House in 9 Days, Inc., by Warranty deed from Leo Tatum and Brenda Tatum of record in Instrument No. 20160805-0081621 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 05, 2016.

Being a portion of the same property conveyed to Steven D. Scheibe by Warranty deed from Sell Your House in 9 Days, Inc. of record in Instrument No. 20160816-0085549 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 16, 2016.

Being a portion of the same property conveyed to Steven D. Scheibe and Robert Burns by Quitclaim deed from Steven D. Scheibe of record in Instrument No. 20161205-0127137 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1317A Meridian Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of March, 2018.

S D. Scheibe

Steven D. Scheibe

Robert Burns by S D. Scheibe
Attorney in Fact

Robert Burns by Steven D. Scheibe,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven D. Scheibe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of March, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2018, before me personally appeared Steven D. Scheibe, 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 Robert Burns as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Robert Burns.

Witness my hand and seal this 16th day of March, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18