County
Batch# 72531 DEEDWARR
03/23/2018 09:20:43 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180323-0027378

BOX #14

G#30400-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2018.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jackson George Schoos	**F&M Bank**	**04305011500**
420 Anderson Lane	**50 Franklin Street**	
Madison, TN 37115	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Neuhoff Ventures, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson George Schoos, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 28, Block "A", on the Plan of Cedarcrest Estates, of record in Plat Book 974, Page 15 , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Neuhoff Ventures, LLC, a Tennessee limited liability company, by Warranty Deed dated May 31, 2017, from Jackson Schoos, a single man, of record in Instrument No. 20170601-0054303 (value or consideration shown in aforementioned Deed $120,000.00) and Scrivener's Affidavit of Correction dated January 24, 2018, of record in Instrument No. 20180125-0007857, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Neuhoff Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 30, 2017, from Neuhoff Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20170703-0066990 (value or consideration shown in aforementioned Deed $0.00) and Affidavit of Scrivener's Error dated January 25, 2018, of record in Instrument No. 20180126-0008196, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; the plan of record in Plat Book 974, Page 15, said Register's Office; and, taxes for the current year which have been prorated and assumed by the Grantee and the subsequent years, not yet due and payable.

This is improved property, known as: **420 Anderson Lane, Madison, TN 37115**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 22nd day of March, 2018.

Neuhoff Ventures, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr., Sole Member & Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Sole Member & Owner** of **Neuhoff Ventures, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.,** as **Sole Member & Owner.**

Witness my hand, at office at Nashville, Tennessee, this **22nd** day of **March, 2018.**

_____
Notary Public

My Commission Expires: 11/8/21

