Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 72616 DEEDWARR
03/23/2018 10:58:41 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20180323-0027496

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

18-0074

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $479,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2018.

Notary Public
My Commission Expires: 12/15/21

Address of New Owner:	Send Tax Bills to:	Tax Information:
Max Schankerman	new owner	
5214 Illinois Avenue		091-045.00
Nashville, TN 37209		

WARRANTY DEED

For and in 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, I

Michael Allison, a unmarried man,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Max Abraham Schankerman and Alexa Friedenberg Schankerman, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1123 of Block No. 164, Plan of West Nashville No. One, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl R. Johnson and wife, Margaret M. Johnson and Carla Michelle Johnson Hedgecoth, as tenants in common with right of survivorship, by deed from Carl R. Johnson and wife, Margaret M. Johnson, of record in Instrument Number 20080812-0082843 and being further conveyed to Michael Allison, by deed from Carl R. Johnson, unmarried, Margaret M. Johnson, unmarried and Carla Michelle Johnson Hedgecoth, unmarried, of record in Instrument Number 20170502-0043076 and being further conveyed to Michael Allison by deed from Michael Allison, of record in Instrument Number 20170714-0071201, all being in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5214 Illinois Ave., Nashville, TN 37209.**

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 our hands this 21st day of March, 2018.

Michael Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Allison, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2018.

Notary Public – D. Shayne Adair

My Commission Expires: 6/24/2018

