Bill Garrett Davidson County
Batch# 72752 DEEDWARR
03/23/2018 02:53:24 PM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20180323-0027714

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0160

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018

Notary Public
Commission Expires: 12/15/21

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Joseph Schneider<br>6586 Sunnywood Dr.<br>Nashville, TN 37211 | Same as New Owner | 181010B33200 |

## 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/WE,

**Naomi Van Winkle**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joseph Schneider and Nancy Schneider, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 17 on the Plan of Phase Five, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20150721-0071320, 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 the same property conveyed to Yazdian Development Group, Inc. by Warranty deed from Hurley-Y, a Tennessee General Partnership of record in Instrument No. 20150924-0097296 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 24, 2015.

Being the same property conveyed to Naomi Van Winkle, unmarried by Warranty deed from Yazdian Development Group, Inc. of record in Instrument No. 20160314-0024019 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 14, 2016. Naomi Van Winkle has since married, but the property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6586 Sunnywood Dr., Nashville, TN 37211.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of March, 2018.

Naomi Van Winkle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Naomi Van Winkle**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2018.

Notary Public

My Commission Expires: 5/8/2018

(Notary Seal)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY