Bill Garrett Davidson County
Batch# 75324 DEEDWARR
04/02/2018 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20180402-0030231

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2018. Notary Public My commission expires: 9/29/21
(Notary Stamp)	

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Todd A. Schneiderman and Tammi Schneiderman	**SWBC Mortgage Corporation**	**126-16-0A-494.00-CO**
7421 Riverfront Drive	**9311 San Pedro #100**	
Nashville, TN 37221	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven Hernandez, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Todd A. Schneiderman and Tammi Schneiderman, husband and wife,

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Final Plat of Riverwalk, Phase 3D of record in Plat at Instrument No. 20050714-0081743, 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 Steven Hernandez, unmarried, by Warranty deed from Eugene Miller and wife, Merri-Lynn Miller, of record in Instrument No. 20090629-0060026 Register's Office for Davidson County, Tennessee.

Joelle Allen, spouse of Steven Hernandez, joins in this conveyance for the purpose of conveying any marital rights she may have in subject property.

This is improved property known as **7421 Riverfront Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of March, 2018.

Steven Hernandez

Joelle Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Hernandez and Joelle Allen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2018.

Notary Public

My Commission Expires: 9/29/21

SolomonParks File No. 18-001043-525

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

