Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

John Seth Little
4212 Rachel Donelson Pass
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0148 MJ

Map 075 Group 11-0 Parcel 030.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 76110 **DEEDWARR**
04/04/2018 08:46:39 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70

20180404-0031428

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand and 00/100 Dollars** ($**285,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **SUSAN CAROLE (DICKINSON) SCHIMEL**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN SETH LITTLE AND TODD ANTHONY WATKINS, joint tenants with right of survivorship** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 8 on the plan of First Revision, Phase One, Heritage Meadows, and of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Susan Schimel, by Quitclaim Deed from Susan Carole (Dickinson) Schimel, dated November 10, 2011, and of record in Instrument No. 20111129-0092801, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4212 Rachel Donelson Pass, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **March, 2018**.

Susan Schimel by Kimbel Mengelberg Attorney in Fact
SUSAN SCHIMEL

By: _____
KIMBEL MENGELBERG, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book *, Page ____
*20180404-0031427

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid KIMBEL MENGELBERG, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, SUSAN SCHIMEL, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2018.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-24-21

TODD A. TREGASKIS II
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **271,000.00** .

Jessica Loftis

AFFIANT

Sworn to and subscribed to before me this 30th day of **March, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY