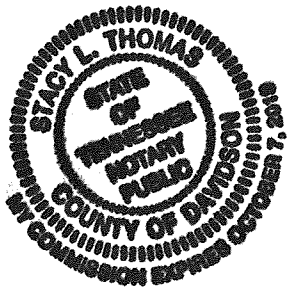
Bill Garrett Davidson County
Batch# 86351 DEEDWARR
04/30/2018 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20180430-0040557

#34180



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2018.

Notary Public

My commission expires: October 7, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexis Schulenburg and Austin Schulenburg	Farmington Mortgage, a division of Capstar Bank	171-03-0B-267.00-CO
601 Old Hickory Boulevard, #71	2002 Richard Jones Road, Suite 300A	
Brentwood, TN 37027	Nashville, TN 37215	

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

Shanna T. Jadooram and Michael S. Jadooram, husband and wife

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

Alexis Schulenburg and Austin Schulenburg, wife and husband

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

BEING Unit No. 29 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, a Horizontal Property Regime, of record in Plat Book 9700, Page 957, 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 Shanna T. Jadooram and Michael S. Jadooram, husband and wife by Warranty Deed from Erika P. Easton, married of record in Instrument No. 20160706-0068912 Register's Office for Davidson County, Tennessee.

This is improved property known as **601 Old Hickory Boulevard, #71, Brentwood, TN 37027.**

SP 11/2015

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 Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 Grantee, his 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 25th day of April, 2018.

Shanna T. Jadooram

Michael S. Jadooram

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shanna T. Jadooram and Michael S. Jadooram, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of April, 2018.

Notary Public
My Commission Expires: _____

MELINDA M. MIMS
MY COMMISSION # GG 151733
EXPIRES: January 15, 2022
Bonded Thru Notary Public Underwriters

SolomonParks File No. 18-001046-524

SP 11/2015

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

