THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24627

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2

Bill Garrett Davidson County
Batch# 86735 **DEEDWARR**
05/01/2018 09:37:34 AM 2 pgs
Fees: $13.00 Taxes: $1,764.72

20180501-0040866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **476,950.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherein Reddin	New Owner	MAP 83-02
2011 Greenwood Avenue		PARCEL 271.00 & 325
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Wayne Schraw, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherein Reddin, single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Brownsville, of record in Plat Book 21, page 9 Register' s Office for said County, according to a survey made by John Kohl, Surveyor, dated March 14,1977 more particularly described as follows:

Beginning at a point the common corner of Greenwood Avenue and Greenwood Court being the Northwest quadrant; thence with the Northerly margin of Greenwood Avenue, Westerly 93.0 feet; thence Northerly 269.0 feet; thence Easterly 54 feet to the margin of Greenwood Court; thence Southerly with said margin 4.1 feet to a monument; thence continuing Southerly with said margin, 39.9 feet; thence continuing 226.2 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Greenwood Manor, as of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete description.

Being the same property conveyed to Wayne Schraw, unmarried, by Quitclaim Deed from Carol Schraw, unmarried, of record in Instrument No. 20000302-0020359 Register's Office for Davidson County, Tennessee, dated February 28, 2000 and recorded on March 02, 2000. .

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2011 Greenwood Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 my hand this the 23rd day of April, 2018.

Wayne Schraw

Wayne Schraw

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 **Wayne Schraw** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of April, 2018.

My Commission expires: 1-6-20

Notary Public