Bill Garrett Davidson County
Batch# 87144 DEEDWARR
05/01/2018 01:44:51 PM 2 pgs
Fees: $13.00 Taxes: $855.62
20180501-0041152

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $231,250.00<br>Affiant<br>Subscribed and sworn to before me, this the 30th day of April, 2018.<br>Notary Public<br>My commission expires: 1-8-19 |

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Amber K. Lovelady | Pinnacle Bank, a State-Chartered Bank | |
| 8732 Gauphin Place | 150 3rd Ave. South, Suite 900 | 173-09-0A-498.00-CO |
| Nashville, TN 37211 | Nashville, TN 37201 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NANCY A. SCHNEIDER AND JOSEPH A. SCHNEIDER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMBER K. LOVELADY**, _____ _____, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 416 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Patrick Kyle Miller and spouse, Heather E. Lawson-Miller by Warranty Deed from March Simkin, married of record in Instrument No. 20130403-0032818 Register's Office for Davidson County, Tennessee, dated March 21, 2013 and recorded on April 03, 2013

Being the same property conveyed to Nancy A. Schneider and Joseph A. Schneider, married couple by Warranty Deed from Patrick Kyle Miller and spouse, Heather E. Lawson-Miller of record in Instrument No. 20161102-0115652 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 02, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 8732 Gauphin Place, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2018.

HER ATTORNEY IN FACT
NANCY A. SCHNEIDER, BY
**Nancy A. Schneider, by Joseph A. Schneider**
**Her Attorney in Fact**

**Joseph A. Schneider**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph A. Schneider, individually and as Attorney in Fact for Nancy A. Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5-3-21

