This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1886

Bill Garrett Davidson County
DEEDWARR
Batch# 89110 3 pgs
05/07/2018 10:04:26 AM
Fees: $18.00 Taxes: $2,479.00
20180507-0043284

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-1886

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $670,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2018

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emmett Frederick Schneider and Dreama Paige Bush 620 Fatherland Street Nashville, TN 37206	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	082-16-0-233.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **William P. Holden and Melissa E. Holden, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emmett Frederick Schneider, an unmarried man, and Dreama Paige Bush, an unmarried woman, with rights of survivorship**, 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:

Being Lot No. 11 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 50.0 feet on the Southerly side of Fatherland Street and runs back between parallel lines 210.0 feet to an alley.

Being the same property conveyed to William P. Holden and Melissa E. Holden, husband and wife by Warranty Deed from James Patrick O'Brien and Dolores Eileen O'Brien, Co-Trustees of The James P. and Dolores E. O'Brien Trust, dated July 21, 2006, recorded on the 17th day of June, 2011 in Instrument No. 20110617-0046589, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of William P. Holden (Principal") by Melissa E. Holden pursuant to the Power of Attorney dated April 16, 2018, of record in Instrument Number 20180507 0043283, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **620 Fatherland Street, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 30th day of April, 2018.

GRANTOR:

William P. Holden by Melissa E. Holden, his Attorney-In-Fact

William P. Holden by Melissa E. Holden, his Attorney-In-Fact

Melissa E. Holden

Melissa E. Holden

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa E. Holden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa E. Holden the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of William P. Holden ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

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

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

EXHIBIT "A"
TO Warranty Deed
From: William P. Holden and Melissa E. Holden
To: Emmett Frederick Schneider and Dreama Paige Bush

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

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

Notary Public
My Commission Expires: 5/5/2020

