WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karl A. Schoenenberger	Karl A. Schoenenberger	03410004900
(NAME)	(NAME)	
1311 Coreland Dr.	1311 Coreland Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 90753 DEEDWARR
05/10/2018 10:58:09 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20180510-0044878

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, Joe O. Craddock d/b/a Craddock-Gilley Agency AND Joe O. Craddock, Individually, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl A. Schoenenberger and Marika S. Schoenenberger, Husband and Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1, Final Plat of Resub of Lots 1-9, "BLK G" and Lots 22 and 23 "BLK F" Edenwold City of record in Plat Book 6200, Page 901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description AND together with the right to use and occupy that portion of Burns Avenue included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 089-953 filed in the County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe O. Craddock d/b/a Craddock-Gilley Agency from James M. Newland, unmarried by Warranty Deed dated June 29, 1987 of record in Book 7283, Page 154, Register's Office for Davidson County, Tennessee and being property conveyed to Joe O. Craddock and James O. Gilley, Jr., from James R. McKinney and Melissie Earlene Conrad Bust, Trustee of Trusts A, B & C under the Last Will and Testament of James Thomas Conrad, deceased, by Warranty Deed dated June 29, 1987 of record in Book 7285, Page 417, Register's Office for Davidson County, Tennessee and further the said Gilley conveyed all his right title and interest in and to the property described in Book 7285, Page 417 to Craddock in Book 7648, Page 502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE FINAL PLAT OF RESUB OF LOTS 1-9, "BLK G" AND LOTS 22 AND 23 "BLK F" EDENWOLD CITY OF RECORD IN PLAT BOOK 6200, PAGE 901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☑

This is improved ☐ property, known as 300 Shakespeare Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my, 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. 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 8th day of May, 2018.

Joe O. Craddock d/b/a Craddock-Gilley Agency

Joe O. Craddock, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe O. Craddock d/b/a Craddock-Gilley Agency AND Joe O. Craddock, Individually**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115