WARRANTY DEED

Bill Garrett Davidson County
Batch# 92576 DEEDWARR
05/15/2018 12:35:20 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20180515-0046350

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-6-[illegible]

(AFFIX SEAL)

DANIELLE M BARRETO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blake Schleider		130 15 0 056.00
(NAME)	(NAME)	
2626 Wayland Court	New ~~Order~~ Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer D. Harden and Nathan Harden, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Blake Schleider and Mary K. Schleider, husband and wife.**, hereinafter called the GRANTEE(S), their heirs and/or 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. 18 on the Plan of Harpeth View Estates, Section II, of record in Plat Book 2330, Page 26, and the southwest part of Lot No. 10 on the Plan of Harpeth View Estates, of record in Plat Book 1835, Page 69, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Wayland Court at the corner of Lot Nos. 17 and 18 on said Plan of Harpeth View Estates, Section II; thence with the line between Lot Nos. 17 and 18, southwestwardly 178.1 feet to the southeast corner of said Lot No. 17; thence south 50 deg 07' east 284.7 feet to a monument at the beginning of a curve; thence around said curve, having a radius of 1189 feet, southeasterly 18.7 feet to the west corner of Lot No. 12 on said Plan of Harpeth View Estates, as of record in Plat Book 1835, Page 69, said Register's Office; being also the southwest corner of Lot No. 11 on said plan; thence with the westerly line of said Lot No. 11, north 18 deg. 03' east 110 feet to the southwest corner of said Lot No. 10; thence with the line between said Lot Nos. 10 and 11, eastwardly 112 feet, more or less, to the southerly margin of said Court; thence with same, around a curve having a radius of 226.7 feet, northwestwardly 217.6 feet; continuing with the southerly margin of said Court, northwestwardly 150 feet to the beginning of another curve; thence continuing with the southerly margin of said Court, westwardly with a curve(s) to the point of beginning.

Being the same property conveyed to Jennifer D. Harden and Nathan Harden, wife and husband by Warranty Deed from Robyn A. Barber and William D. Lester, wife and husband, dated 07/12/2016 recorded 07/14/2016, of record in Instrument No. 20160714-0072554, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 2330, Page 26, and Old Plat of record in Plat Book 1835, Page 69, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1728, Page 127, in the Register's Office for Davidson County, Tennessee.
Amendment and Change of Minimum Building Setback Line of record in Book 5171, Page 205, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2626 Wayland Court, Nashville, TN 37215
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 23rd day of April, 2018.

Jennifer D. Harden

Nathan Harden

State of Tennessee
County of Williamson

Personally appeared before me Jennifer D. Harden and Nathan Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of April, 2018.

Notary Public

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027