WARRANTY DEED

Bill Garrett Davidson County
Batch# 95428 **DEEDWARR**
05/22/2018 11:00:35 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60

20180522-0048929

State of Tennessee
County of WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garrison M. Gracey	SAME	081 08 0 218.00
(NAME)	(NAME)	
1803A 6th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenji R. Schum and Ashlon Schum, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Garrison M. Gracey, an unmarried man,** 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:

LAND in Davidson County, Tennessee, being Lot No. 458A on the plan of the Zone Lot Division of Lot 458 and Part of Lot 456, North Nashville Real Estate Company's Plan of Lots, as of record in Plat Book 6200, Page 748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kenji R. Schum and Ashlon B. Schum, husband and wife, by Warranty Deed from Eugene C. Platt, dated March 17, 2016 and recorded March 21, 2016, in Instrument Number 20160321-0026756, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to Joint Driveway Agreement of record in Book 7529, Page 276, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 1803A 6th Ave. N, Nashville, TN 37208
(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 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. 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/our hands this 18th day of May, 2018.

Kenji R. Schum

Ashlon Schum

State of Tennessee
County of Davidson

Personally appeared before me Kenji R. Schum and Ashlon Schum, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181749

