Bill Garrett Davidson County
Batch# 97907 DEEDWARR
05/30/2018 09:55:51 AM 2 pgs
Fees: $13.00 Taxes: $928.70
20180530-0051327

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Vanessa Schmdit
104 Rivers Edge Court
Nashville, TN 37214

SEND TAX BILL TO:
Same

MAP/PARCEL 085-12-0A-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Bussell and Jennifer Bussell, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Vanessa Schmdit, unmarried, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, 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 Jason Bussell and wife, Jennifer Bussell by Warranty deed from David Edwards and wife, Quinn Edwards of record in Instrument No. 20060801-0093044 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 01, 2006.

This is improved property known as: **104 Rivers Edge Court, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given ____ day of May, 2018.

WITNESS MY HAND on this the 21st day of May, 2018

Jason Bussell
Jason Bussell

Jennifer Bussell
Jennifer Bussell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason Bussell and Jennifer Bussell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of May, 2018.

NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: 09-07-20

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $251,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of May, 2018.

NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: 09-07-20

File No: 180266