Bill Garrett Davidson County
Batch# 104081 DEEDWARR
06/13/2018 10:50:07 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180613-0056710

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

ADDRESS NEW OWNER:
Timothy James Schoenfeld & Elizabeth Trainor Schoenfeld
8032 Settlers Way
Nashville, TN 37211

SEND TAX BILL TO:
new owners

MAP/PARCEL 126-15-0A-009.00-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, **Jennifer L. Spivey and husband, John K. Spivey, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Timothy James Schoenfeld and Elizabeth Trainor Schoenfeld, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Lot 9, PHASE ONE, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 7900, Page 667, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer L. Spivey and husband, John K. Spivey, by Warranty Deed from Aaron R. NaPier and Kari L. NaPier, husband and wife, of record in Instrument No. 20111102-0085497, in the Register's Office of Davidson County, Tennessee, dated September 23, 2011 and recorded on November 02, 2011.

This is improved property known as: **8032 Settlers Way, Nashville, Tennessee 37211**

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES 18-8032

representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 8th day of June, 2018.

WITNESS MY HAND on this the 8th day of June, 2018

Jennifer L. Spivey

John K. Spivey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

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

WITNESS my hand and official seals at office this 8th day of June, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

File No: 180390