THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516235

Bill Garrett Davidson County
Batch# 106132 **DEEDWARR**
06/19/2018 09:44:18 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20180619-0058750

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2018.

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

Notary Public

My Commission Expires: 07/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher E. Schneider a 1722D 14th Avenue South Nashville TN 37212	new owner 1015 Carriage Hill Drive Hendersonville, TN 37075	Tax Parcel ID No. 105090Q00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gulf Front Investment, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher E. Schneider, a single man and Craig A. Hunter, a married man, as tenants in common,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit D as shown on plat of reference at exhibit B, Master Deed of record in Instrument No. 20131030-0112785, and as amended in Instrument No. 20150427-0037499 and Instrument No. 20150619-0058703 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gulf Front Investment, LLC by Warranty Deed from Hidden Valley Homes, LLC, a Tennessee limited liability company, recorded on the 27th day of April, 2015 in Instrument No. 20150427-0037500, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 14TH AVENUE SOUTH TOWNHOMES of record in Instrument No. 20131030-0112785; Instrument No. 20150427-0037499 and Instrument No. 20150619-0058703; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1722D 14th Avenue South Nashville TN 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2018.

Gulf Front Investment, LLC

BY: Robert England, Member

BY: Debbie England, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert England and Debbie England with whom I am personally acquainted, and who acknowledged themselves to be the Members of Gulf Front Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 14th day of June, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018