30900-8 Box 14

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Bill Garrett Davidson County Batch# 107011 DEEDWARR 06/21/2018 08:46:19 AM 2 pgs Fees: $13.00 Taxes: $1,032.30 20180621-0059735	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,000.00. Noah Cook Affiant Subscribed and sworn to me on June 20, 2018. Anna Agee NOTARY PUBLIC My Commission Expires: 3-8-22

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31651

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Beth A. Schuler 1004 Pebble Brook Nashville, TN 37221	Wells Fargo Bank, N.A. PO Box 11701 Newark, NJ 07101-4701	142-02-0-037.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lura Gretelle Nail Kauffman, devisee under the Last Will and Testament of Ruthie Lura Nail**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Beth A. Schuler, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Cross Timbers, Section 2 of record in Plat Book 3700, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Together with Joint Driveway Agreement of record in Book 7310, Page 228, re-recorded in Book 9063, page 276, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph M. Nail and wife, Ruthie L. Nail by Warranty deed from Joseph John Cunningham and wife Diane L. Cunningham of record in Book 4781, page 27, re-recorded in Book 4783, Page 232, Register's Office for Davidson County, Tennessee, dated January 15, 1974 and recorded on January 16, 1974. The said Joseph M. Nail died on November 30, 1986, leaving Ruthie L. Nail as tenant by the entirety. The said Ruthie L. Nail died on March 15, 1987, her estate having been probated of record in Docket No. 80293, in the Probate Division of the Circuit Court for Davidson County, Tennessee, leaving Lura Kauffman as her only heir.

"The property conveyed herein is not the place of residence of the Grantor or her spouse"

The conveyance of the above-described parcel of land is subject to the following: 1) 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s). 2) Subject to all matters shown on the Plan of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 4064, Page 909, as amended in Book 4318, Page 652 and Book 5425, Page 362, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. 4) Joint Driveway Agreement of record in Book 7310, Page 228, re-recorded in Book 9063, page 276, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7424 Stacy Drive, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 18 day of June, 2018.

Lura Gretelle Nail Kauffman, devisee under the Last Will and Testament of Ruthie Lura

Lura Gretelle Nail Kauffman, devisee under the Last Will and Testament of Ruthie Lura

STATE OF Alabama **COUNTY OF** Mobile

On June 18th 2018, before me personally appeared **Lura Gretelle Nail Kauffman, devisee under the Last Will and Testament of Ruthie Lura** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 18th, 2018.

NOTARY PUBLIC

My Commission Expires: 8/4/21

