Warranty Deed

Bill Garrett Davidson County
Batch# 111157 **DEEDWARR**
06/29/2018 04:05:15 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20180629-0063464

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2018.

Notary Public

My commission expires: 07/06/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy Noel Patrick Custer	new owners	
1317 B Meridian Street		071-15-0-132.00
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN D. SCHEIBE, UNMARRIED AND ROBERT BURNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY NOEL AND PATRICK CUSTER, MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 407 on the Plan of The Highland Land Company's Subdivision of record in Plat Book 421, Page 14, 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 a portion of the same property conveyed to Leo Tatum et ux Brenda Jones Tatum by Warranty deed from C. B. Smiley being one in the same as Connie Burton Smiley and wife, Sallie A. Smiley being one in the same as Sallie Arline Smiley of record in Book 5341, page 617 Register's Office for Davidson County, Tennessee, dated September 21, 1978 and recorded on September 25, 1978.

Being a portion of the same property conveyed to Sell Your House in 9 Days, Inc. by Warranty deed from Leo Tatum and Brenda Tatum of record in Instrument No. 20160805-0081621 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 05, 2016.

Being a portion of the same property conveyed to Steven D. Scheibe by Warranty deed from Sell Your House in 9 Days, Inc. of record in Instrument No. 20160816-0085549 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 16, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-1317B

Being a portion of the same property conveyed to Steven D. Scheibe and Robert Burns by Quitclaim Deed for Separation of Tax Parcels from Steven D. Scheibe of record in Instrument No. 20161205-0127137 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 05, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1317 B Meridian Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2018.

Steven D. Scheibe

Robert Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven D. Scheibe and Robert Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021