Bill Garrett Davidson County Batch# 112769 DEEDWARR 07/05/2018 12:17:35 PM 2 pgs Fees: $13.00 Taxes: $2,127.50 20180705-0065106	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $575,000.00 Affiant Subscribed and sworn to before me, this 2nd day of July, 2018 Notary Public My commission expires: 08-22-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William C. Schildknecht **Katya Hall- Frank**	**Peoples Home Equity, Inc.**	**105130F00200CO**
924 B S Douglas Ave	**5205 Maryland Way, Ste. 100**	
Nashville, TN 37204	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian Dougherty and Melissa Kowalchik, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William C. Schildknecht, an unmarried man, and Katya Hall- Frank, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit 8, 924 South Douglas Avenue Townhomes as established under Master Deed of record in Instrument No. 20070625-0075880 as Exhibit "B", 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 Brian Dougherty and Melissa Kowalchik, husband and wife, by Warranty Deed, from Carrie Gallo, a married woman, dated October 17, 2012, of record in Instrument No. 20121023-0096822, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Agreement of Future Cooperation of record in Instrument No 20110307-0017774, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 924 B S Douglas Ave, Nashville, TN 37204.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Brian Dougherty Date: 7/2/18

Melissa Kowalchik Date: 7/2/18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brian Dougherty and Melissa Kowalchik, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 08 2021