Bill Garrett Davidson County
Batch# 126292 DEEDWARR
08/08/2018 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20180808-0077901

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $206,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of August, 2018.

NOTARY PUBLIC

My commission expires: 10.12.19

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rachel Schobel	NEW OWNER	05202008400
(NAME)	(NAME)	
451 Lanier Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $206,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Vivian Kyle f/k/a Vivian Stocko, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rachel Schobel, unmarried** Woman hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lots No. 1 and 2, and the southerly 2.5 feet of Lot No. 3 of Block "C" on the revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vivian Stocko, a single person, by deed from Nathan Smith and wife Jennifer L. Smith, dated May 29, 2015 and recorded as Instrument No. 20150601-0050413, Register's Office for Davidson County, Tennessee. Vivian Stocko having since married and is now known as Vivian Kyle.

Grant Andrew Kyle, husband of Vivian Kyle f/k/a Vivian Stocko, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her/his rights, title, and interest, marital or otherwise, in and unto said property.

This property is **improved** property known as: 451 Lanier Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of August, 2018.

Vivian Kyle f/k/a Vivian Stocko

Grant Andrew Kyle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vivian Kyle f/k/a Vivian Stocko and Grant Andrew Kyle, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna L. Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

