THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 129292 DEEDWARR
08/15/2018 02:55:43 PM 2 pgs
Fees: $13.00 Taxes: $1,768.60

20180815-0080953

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 478,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2018

Notary Public

MY COMMISSION EXPIRES: 9/29/2021

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Schneck	Gardner Financial	MAP
701 Postal Court	3503 Pesanos Pkwy	PARCEL 171-08-0A-102.00-CO
Brentwood, TN 37027	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Virginia T. Stokes and husband, John A. Stokes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan D. Schneck and Lindsay W. Schneck, a married couple**

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 Lot No. 102 on the Plan of Cottonport Plantation, Phase II of record in Plat Book 6900, Page 950, 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 Virginia T. Stokes and husband, John A. Stokes by Warranty deed from Ronald D. Kerr and wife, Marcia L. Kerr of record in Book 10075, page 736, Register's Office for Davidson County, Tennessee, dated June 03, 1996 and recorded on June 05, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **701 Postal Court, Brentwood, TN 37027.**

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 is 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.

Witness _____ hand( ) this the 14th day of August, 2018.

Virginia T. Stokes

Virginia T. Stokes

John A. Stokes by Virginia T. Stokes Attorney-in-fact

John A. Stokes by Virginia T. Stokes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia T. Stokes** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2018.

My Commission expires 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia T. Stokes** 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 on behalf of **John A. Stokes**, as his Attorney in Fact, as the free act and deed of the within named **John A. Stokes**.

Witness my hand and official seal this the 14th day of August, 2018.

My Commission expires 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DMcT-0

Vanderpool Law
256 Seaboard Lane G-104
Franklin, TN 37067
615-771-9800