AFTER RECORDING RETURN TO:

Attorneys Title Company. Inc.
2927 Berry Hill Drive
Nashville. TN 37204

Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142741 DEEDWARR
09/19/2018 10:36:15 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180919-0092834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/07/2020
(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hannah Schneider and Kaye Schneider 722 Oneida Avenue Nashville, TN 37207	Legacy Home Loans, LLC 8119 Isabella Ln, Ste 105 Brentwood, TN 37027	071-12- 224.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, Trent Harmon, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hannah Schneider and Kaye Schneider, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 151 as shown on the map entitled the Plan of Victory Heights, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trent Harmon by Warranty Deed dated 09/17/2014 from Grand Canyon Properties, LLC, a Tennessee Limited Liability Company of record in Instrument 201409180085779, Register's Office for Davidson County, Tennessee.

Chonchita D. Harmon joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Trent Harmon.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 722 Oneida Avenue, Nashville, TN 37207

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 my/our hand(s) this the 18th day of September, 2018.

Trent Harmon

Chonchita D. Harmon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Trent Harmon and Chonchita D. Harmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

