WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

JM-P-18-5024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachael Schendel	**NEW OWNER**	
(NAME) **5024 Fredericksburg Way E**	Karen Y Johnson Davidson County Batch# 146290 **DEEDWARR** 09/28/2018 08:49:43 AM 2 pgs Fees: $13.00 Taxes: $1,565.10	**171-03-0A-033.00-CO**
(ADDRESS) **Brentwood, TN 37027**	20180928-0096132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK B. HOLMES AND WIFE, LINDA L. HOLMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHAEL SCHENDEL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on The Plan of Section 1-A, Fredericksburg, of record in Book 7900, Page 509, amended in Book 7900, Page 529, Register's Office for said County, to which plan reference is hereby made for a mom complete description.

Being the same property conveyed to Jack B. Holmes and wife, Linda L. Holmes by Warranty deed from Luiz Minero and wife, Amy Mineiro of record in Instrument No. 20011121-0128192 Register's Office for Davidson County, Tennessee, dated November 14, 2001 and recorded on November 21, 2001.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 7900, Page 509, amended in Book 7900, Page 529, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg HOA of record in Book 9443, Page 538 and Plat Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5024 Fredericksburg Way E, Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th DAY OF SEPTEMBER, 2018.

Jack B. Holmes

Linda L. Holmes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK B. HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA L. HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212