Karen Y Johnson Davidson County
Batch# 148032 DEEDWARR
10/02/2018 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20181002-0097791

WARRANTY DEED

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/08/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trent Scheriger	New Owner	093-06-0A-064.00-CO
(NAME)	(NAME)	
301 Demonbreun St., Unit 706		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Scott J. Fernandes Investment Services Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trent Scheriger, 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:

Being the same property conveyed to Scott J. Fernandes by Warranty deed from Joseph W. Oliverius, Hannah M. Oliverius and Molly D. Oliverius heirs to the Estate of Jill Oliverius of record in Instrument No. 20120625-0055599 Register's Office for Davidson County, Tennessee, dated June 01, 2012 and recorded on June 25, 2012. (Value of consideration shown in aforementioned deed $220,000.00.).

Being the same property conveyed to James M. Adcox III, Trustee, as successors in trust, under the Scott J. Fernandes Investments Services Trust, dated August 29, 2014 by Quitclaim deed from Scott J. Fernandes of record in Instrument No. 20140925-0088192 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 25, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 301 Demonbruen St. Nashville, Tennessee 37201.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun St., Unit 706, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 17th day of September, 2018.

Scott J. Fernandes Investment Services Trust

BY: Scott J. Fernandes, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **TRUSTEE** of the **Scott J. Fernandes Investment Services Trust**, the within named bargainor, and he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as **TRUSTEE**.

WITNESS my hand and seal, this 17th day of September, 2018.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

Certification of Authenticity

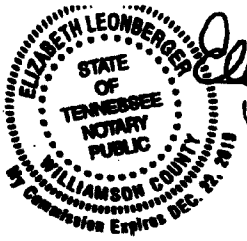
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).