**Tax Identification No. 147-03-0B-041.00CO**

This Instrument Was Prepared By:
Yost Robertson Weigel PLLC
Wes Weigel, Attorney
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Karen Y Johnson Davidson County
Batch# 173651 **DEEDWARR**
12/13/2018 11:47:47 AM 2 pgs
Fees: $13.00 Taxes: $344.10
20181213-0121384

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Marshall Schnabel
370 Wallace Road D20
Nashville, TN 37211

Mortgagee:

N/A

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Matthew T. Berry, unmarried**, Grantor, has bargained and sold and by these presents do transfer and convey unto **Marshall Schnabel**, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 952 on the Plan of Section IX, Brentwood Hall Subdivision, as shown on the plat of record in Plat Book 2331, page 92, in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Land in Davidson County, Tennessee, being Unit No. D-20 of Southern Hills Condominium, a horizonal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 6594, page 502 as amended in Book 7044, page 209, Register's Office for said County, to which source reference is herby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Matthew T. Berry, unmarried by Warranty Deed from Eddie Taylor, unmarried, recorded on the 12th day of June, 2008 in Instrument No. 20080612-0060619, in the Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 370 Wallace Road, D20, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that his is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office of Davidson County, Tennessee. 2) Charter Southern Hills Condominium Association, Inc. of record in Book 6576, page 69, Register's Office of Davidson County, Tennessee. 3) Easement for sanitary sewers and or storm drainage of record in Book 6695, page 22, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 10 day of December, 2018.

Matthew T. Berry

STATE OF Minnesota
COUNTY OF Ramsey

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Matthew T. Berry** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, on this 10 day of December, 2018.

SUSAN HYTTINEN JANSEN
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

NOTARY PUBLIC

My Commission Expires: 1/31/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Ninety-Three Thousand and no/100 ($93,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of Dec., 2018.

SUSAN C. POTEETE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/1/2021