31454-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118426

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $900,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 14th day of December, 2018.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Anna Agee
Notary Public
My Commission Expires: 3-8-22

Karen Y Johnson Davidson County
Batch# 174640 DEEDWARR
12/17/2018 09:55:22 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20181217-0122246

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grace O Clayton 4315 Signal Hill Drive Nashville TN 37205	CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Parcel ID No. 130-03-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Brian Schickling and Whitney Hart Schickling, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace O. Clayton and Marie Young, married to one another**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 6 on the plan of Jenrath Subdivision of record in Instrument No. 20100217-0012175, amending Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Brian Schickling and wife, Whitney Hart Schickling by Warranty Deed from Doug Jenrath and spouse, Courtney Jenrath, recorded on the 4th day of April, 2014 in Instrument No. 20140404-0028179, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 130-03-0-031.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JENRATH SUBDIVISION, as recorded in Plat Book 547, Page(s) 167, amended at Instrument No. 20100217-0012175.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer, recorded in Book 5787, Page 267.

Easement for Water Mains, recorded in Book 613, Page 404 and Book 924, Page 24.

Inspection and Maintenance for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20141219-0116520.

FYI - Limited Power of Attorney recorded at Instrument No. 20140404-0028180.

This is improved property located at 4315 Signal Hill Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2018.

Christopher Brian Schickling
By: Amy Pass, Attorney in Fact

Christopher Brian Schickling
By: Amy Pass, Attorney in Fact

Whitney Hart Schickling
By: Amy Pass, Attorney in Fact

Whitney Hart Schickling
By: Amy Pass, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Pass, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Christopher Brian Schickling and Whitney Hart Schickling and that she is authorized by Christopher Brian Schickling and Whitney Hart Schickling to execute this instrument on their behalf.

WITNESS my hand, at office, this 14th day of December, 2018

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021