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

CRT File No. 181118361

Karen Y Johnson Davidson County
Batch# 176263 **DEEDWARR**
12/20/2018 09:07:46 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20181220-0123734

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Affiant

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

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher B. Schickling and Whitney Schickling 433 Lynnwood Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 11615005500

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, **Devin G. Childers and Emily R. Childers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher B. Schickling and Whitney Schickling, husband and wife**, ("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. 77-B of Block 7 on the Map of Royal Oaks Land Company Subdivision, as of record in Plat Book 421, Pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, and being the North part of Lot No. 110 on the Map of Royal Oaks Land Company Subdivision of record in Plat Book 421, Pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 77-B and part of Lot No. 110 adjoin and front together 125 feet on the West side of Lynwood Boulevard and run back between lines 303 feet 6 inches, more or less, to a dead line on which it measures 110 feet.

Being the same property conveyed to Devin G. Childers and wife Emily R. Childers by Warranty Deed from Jeffrey D. Willers and Elisabeth D. Willers, husband and wife, recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087652, 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 11615005500, 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 recorded in Plat Book 421, Page(s) 102 and 103 and Plat Book 974, Page(s) 4 and 5.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records. Easement recorded in Book 5787, Page 180.

This is improved property located at 433 Lynnwood Blvd 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.

Devin G. Childers

Emily R. Childers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Devin G. Childers and Emily R. Childers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022