(1)

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 183897 **DEEDWARR**
01/15/2019 10:32:10 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190115-0004079

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Victoria Schnaufer 709 Croley Drive Nashville, TN37209	Guaranteed Rate, Inc. 404 North Lincoln, #323 Chicago, Illinois 60618	090-08-0-152

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tara L. Alvey, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Victoria Schnaufer, a single woman**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Gailey Wood Subdivision, Section 4; of record in Plat Book 3500, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Tara L. Alvey, unmarried, by Warranty Deed from Susan Carlisle, unmarried, of record on October 28, 2015, at Instrument No. 20151028-0109473, Davidson County Register of Deeds.

This is improved property known as 709 Croley Drive Nashville, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 21 **day of** November**, 2018:**

Tara L. Alvey
Tara L. Alvey

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tara L. Alvey,** the bargainor, 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.

Witness my hand and official seal, this 21 day of November, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $290,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF November, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON