(1)

Karen Johnson Davidson County
Batch# 189380 **DEEDWARR**
01/29/2019 11:21:43 AM 2 pgs
Fees: $13.00 Taxes: $1,270.95

20190129-0008465

Prepared by:
Realty Title and Escrow Services, Inc.
1118 Nashville HWY, Ste 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 343,500.00

Affiant

Subscribed and sworn to before me, this 22nd **day of** January **, 2019.**

Notary Public
My commission expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RTEC File # 10-1811-103986

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Schuco Holdings, LLC	NEW OWNER	181-01-0-B 051.00C0
1113 Murfreesboro Rd, Ste 106-333		
Franklin, TN 37064		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard W. Purcell and Claire F. Purcell, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Schuco Holdings, LLC, a Tennessee Limited Liability Corporation,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040622-0073636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Richard W. Purcell and Claire F. Purcell, husband and wife by Warranty deed from Yazdian Construction Inc., A Tennessee Corporation of record in Instrument No. 20050329-0033898 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 29, 2005.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7287 Sugarloaf Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 21 day of Jan., 2019.

Richard W. Purcell

Claire F Purcell

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Richard W. Purcell and Claire F. Purcell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 21 day of Jan, 2019.

Notary Public

My commission expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022