FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **225,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/14/2019** Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By and Return To:

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

FOUR STAR TITLE LLC

Karen Johnson Davidson County
Batch# 206120 **DEEDWARR**
03/15/2019 08:56:17 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190315-0023653

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Aaron Hamrick	New Owner	**097-02-0A-396.00-C**
(NAME) **2039 Hickory Brook Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert L. Schanie and Judy M. Schanie, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Aaron Hamrick, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 396 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 4D of record in Plat at Instrument No. 20140127—0007110, 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 Robert L. Schanie and Judy M. Schanie, a married couple by Deed dated October 4, 2017 from Paul Ralph Pena and Angelina Denise Pena, husband and wife, in Instrument Number 20171006-0102938, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2039 Hickory Brook Drive, Nashville, TN 37076**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **March,2019**.

Robert L. Schanie

Robert L. Schanie

Judy M. Schanie

Judy M. Schanie

STATE OF **TENNESSEE**
COUNTY OF Sumner

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Robert L. Schanie and Judy M. Schanie**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **March, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/22/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY