Box 14
G31677-4

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 660,000.00 .

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

SHERRI D. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 206624 **DEEDWARR**
03/18/2019 08:51:27 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20190318-0024175

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Randall Schadel D'Ana Grimes Schadel	Shelter Lending Services, L.L.C.	131 01 0C 020.00
(NAME)	(NAME)	
4102 Dorman Drive	P.O. Box 740039	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Linda A. Diguette, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Randall Schadel and wife, D'Ana Grimes Schadel,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Unit No. 4102 on the Revised Plan of Second (2nd) Revision, Park Place of record in Book 4860, Page 124, as revised in Book 5050, Page 98, amended in Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859, Book 5722, Page 772 and in Book 5798, Page 732, all in said Register's Office, described as follows:

BEGINNING at a point on the easterly margin of Hobbs Court (being a private drive, access, utility and parking easement) and being the southwesterly corner of said unit; thence N 85° 42' 12" E 78.23 feet to the westerly margin of Dorman Drive (a private drive, access, utility and parking easement); thence with said margin, N 15° 58' E 20 feet; thence S 74° 02' E 8.0 feet; thence northeastwardly around a curve, a distance of 17.69 feet; thence northeastwardly, a distance of 15.57 feet; thence northwestwardly around a curve, a distance of 31.41 feet; thence northwestwardly, a distance of 31.26 feet, being the southerly margin of Hobbs Court; thence continuing with said margin, a distance of 15.0 feet; thence southwestwardly around a curve, a distance of 41.62 feet; thence southwestwardly, a distance of 11.73 feet; thence southeastwardly around a curve, a distance of 18.85 feet; thence southeastwardly, a distance of 8.0 feet; thence S 36° 38' 39" W a distance of 20.06 feet; thence northwestwardly, a distance of 8.19 feet; thence southwestwardly around a curve, a distance of 16.72 feet; thence southerly, a distance of 7.12 feet; thence southerly 41.5 feet to the point of beginning.

BEING the same property conveyed to Donald G. Diguette and wife, Linda A. Diguette by Deed dated September 30, 1994, from Ross T. Malloy of record in Book 9483, Page 769, and the said Donald G. Diguette and Linda A. Diguette having since quitclaimed their interest in said property to Linda A. Diguette by Quitclaim Deed dated October 20, 1995, of record in Book 9837, Page 553, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 4102 Dorman Drive Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 14th day of March, 2019.

Linda A. Diguette

Linda A. Diguette

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Linda A. Diguette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2019.

Shannon Philbin

Commission Expires: 5/6/2019

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019