Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 213521 DEEDWARR
04/03/2019 11:56:34 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20190403-0030276

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 29th day of March, 2019.

Notary Public
My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Van Nostrand 5008 Idaho Avenue Nashville, TN 37209	NEW OWNER	103-03-0 107.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CODY J. SCHMITS AND LANE N. SCHMITS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN VAN NOSTRAND, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part Block 18 on the Map of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the north margin of Idaho Avenue, 60 feet more or less east of the east margin of 51st Avenue, North, widened, being the southeast corner of the property conveyed to A.C. Christianson and wife, by deed of record in Book 1579, Page 521, thence with Christianson's east line, northerly parallel to the east margin of 51st Avenue, North 150 feet to the south margin of an alley; thence with the margin of the same, easterly 60 feet to the Northwest corner of the property conveyed to Burt Tidwell by deed of record in Book 546, Page 308; thence with Tidwell's west line, southerly 150 feet to the north margin of Idaho Avenue; thence with the margin of same westerly, 60 feet, to the beginning.

Being the same property conveyed to Cody J. Schmits and Lane N. Schmits, husband and wife, by deed from Cody J. Schmits and Lane R. Newsom (now known as Lane N. Schmits), husband and wife, dated 08/08/2016, of record in Instrument No. 20160819-0087087, said Register's Office.

Also being the same property conveyed to Cody J. Schmits and Lane R. Newsom, husband and wife, by deed from Joseph M. Amann and wife, Vicky Amann of record in Instrument No. 20121212-0114545, dated 12/06/2012, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5008 Idaho Avenue, Nashville, TN 37209.

LNS

CSS

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of March, 2019.

Cody J. Schmits

Lane N. Schmits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cody J. Schmits and Lane N. Schmits, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2019.

My commission expires:

1/17/21

Notary Public

