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

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 232154 DEEDWARR
05/20/2019 11:27:22 AM 2 pgs
Fees: $13.00 Taxes: $1,306.66

20190520-0047269

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $353,150.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2019.

Notary Public
My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

2019-18

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| David L. & Diane R. Scherz | New Owners | 181-10-0B- |
| 7809 Oakfield Grove | | 033.00-CO |
| Brentwood, TN 37027 | | |

## WARRANTY DEED

For and in 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, we

**Michael A. McNutt and Brittany K. McNutt, husband and wife,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**David L. Scherz and Diane R. Scherz, or successors, Trustees of The Scherz Trust, dated July 17, 2004,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Hills at Concord Place, Phase 2, fka Centex at Concord, Phase 2 of record in Plat at Instrument No. 20051011-0122365, 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 Michael A. McNutt and Brittany K. McNutt, husband and wife by Warranty deed from John Hancock and Holly Hancock, husband and wife of record in Instrument No. 20150402-0028763 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 02, 2015.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **7809 Oakfield Grove Brentwood, Tennessee 37027.**

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 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 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 15th day of May, 2019.

Michael A. McNutt

Brittany K. McNutt

**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 **Michael A. McNutt and Brittany K. McNutt**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of May, 2019.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 2/20/2023