THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 19042007**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,900.00 Affiant Subscribed and sworn to before me, this 24th day of May, 2019. Notary Public My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/05/2022

Karen Johnson Davidson County
Batch# 237840 DEEDWARR
06/03/2019 03:34:13 PM 2 pgs
Fees: $13.00 Taxes: $2,186.33
20190603-0052743

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elston Group, LLC 834 Tyne Valley Court Nashville, TN 37220	New Owner	Tax Parcel ID No. 118-05-0-146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek Schendel, an unmarried man and Michael L. Schendel, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elston Group, LLC - Newport, an Illinois series Limited Liabity Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning at a point in the South margin of Gale Lane; thence South 12 degrees 31' East 100.0 feet to the North margin of the R.O.W. of the State of Tennessee; thence with said R.O.W. South 82 degrees 04' West 118.9 feet; thence North 15 degrees 39' West 103.9 feet to the South Margin of Gale Lane; thence with the South margin of Gale Lane Easterly along a curve, R=989.8 feet, 125.0 feet to the beginning.

Being the same property conveyed to Derek Schendel, an unmarried man and Michael L. Schendel, a married man by Warranty deed from Wallace J. Arnold, unmarried of record in Instrument No. 20170406-0033703 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 06, 2017.

Grantor Michael L. Schendel warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to Right of Way of Gale Lane and Interstate 440, aka Four-Forty Parkway.

Easement of record in Book 4858, Page 189, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 943 Gale Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2019.

Derek Schendel

Michael L. Schendel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek Schendel and Michael L. Schendel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2019.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____