THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520874** Karen Johnson Davidson County Batch# 245841 DEEDWARR 06/20/2019 08:09:11 AM 2 pgs Fees: $13.00 Taxes: $3,700.00 20190620-0059290	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2019. Notary Public My Commission Expires: RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greg Gilley and Terasa Gilley 904 Bradford Avenue Nashville TN 37204	new owners	Tax Parcel ID No. 105-13-0-327.00

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, **Mark A. Schallenberger and Kaitlyn Schallenberger, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to ~~Greg~~ **Gilley and Terasa Gilley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Gregory A. L.

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W. L. B. Lawrence Plan of record in Plat Book 421, Page 90, 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 MARK A. SCHALLENBERGER and KAITLYN G. KILEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MOLLY TASHIRO WILLIAMS and DAVID ANTHONY WILLIAMS, WIFE AND HUSBAND, of record in Instrument No. 20171122-0119818, dated November 17, 2017, said Register's Office.

Kaitlyn G. Kiley having since married to Mark A. Schallenberger and is now known as Kaitlyn Schallenberger.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-13-0-327.00.

Matters shown on the Plan of record in Plat Book 421, page 90 , said Register's Office.

This is improved property located at 904 Bradford Avenue 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-84-19-904

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 14th day of June, 2019.

Mark A Schallenberger by Kaitlyn Schallenberger, his Attorney in fact

Mark A. Schallenberger by Kaitlyn Schallenberger, his Attorney-in-Fact

Kaitlyn Schallenberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kaitlyn Schallenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark A. Schallenberger and that she is authorized by Mark A. Schallenberger to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021