This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$735,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191899	Affiant Sworn to and subscribed before me this 16th day of July, 2019. Notary Public My Commission Expires: 7/6/20
After Recording Return To The Above.	

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2019, among:

JAYME D. SEVIGNY AND LINDA RABIN A/K/A LINDA SIVIGNY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARY DARLENE M. SCHNEIDER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit 1207 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Jayme D. Sevigny, A Single Man, and Linda Rabin, A Single Woman by Special Warranty deed from Laurel Property, LLC, A Delaware Limited

Karen Johnson Davidson County
Batch# 258402 **DEEDWARR**
07/18/2019 08:22:58 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50



20190718-0070190

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-25-19-12K-1207

Liability Company of record in Instrument No. 20150826-0086618 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on August 26, 2015.

Being also known as 1212 Laurel St #1207 1207 Nashville, Tennessee 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jayme D. Sevigny

Linda Sevigny

State of Colorado
County of Arapahoe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jayme D. Sevigny and Linda Sevigny, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~16th~~ 15th day of July, 2019.

Notary Public
My Commission Expires: 09/02/2019

REGINA KHACHATUROVA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034840
MY COMMISSION EXPIRES SEPTEMBER 2, 2019

Owner Name & Address:
Name: Darlene M. Schneider
Address: 1212 Laurel St #1207
City, State, Zip: Nashville, TN 37203

Send Tax Bills To:
Name: _____
Address: _____
City, State, Zip: _____

TAX ID: 093-09-0C-124.00-CO