THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34907-07-2019**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 11th day of July, 2019. Notary Public My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Zachary Morrow Schultz Justine Mae Schultz 6831 Highland Park Drive Nashville, TN 37205	Bank of America 4500 Amon Carter Blvd. Fort Worth, TX 76155	Map and Parcel No.: 143 03 0 031 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, **Paula M. Oakley, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Morrow Schultz and Justine Mae Schultz, Husband and Wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6831 Highland Park Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 258453 DEEDWARR
07/18/2019 09:35:10 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190718-0070256

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of July, 2019.

Paula M. Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula M. Oakley, 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.

Witness my hand, at office, this 11th day of July, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 6, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section 1 West Meade Highlands, as of record in Plat Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paula M. Oakley, unmarried by Deed dated September 27, 2006 from Gregory H. Black and wife, Diana E. Black, of record in Instrument No. 20061003-0122603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 143 03 0 031 00.
2. Restrictive Covenants contained in an instrument of record in Book 4025, page 420, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, pages 69 and 70, Register's Office for Davidson County, Tennessee.