WARRANTY DEED

Karen Johnson Davidson County
Batch# 264877 DEEDWARR
07/31/2019 03:16:46 PM 2 pgs
Fees: $13.00 Taxes: $1,498.90

20190731-0075618

Y-KW-19-117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,107.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ciera E Schoonover and Wesley Evan Schoonover	**Franklin Synergy Bank**	
(NAME) **117 Sterling Oaks Court**	(NAME) **722 Columbia Avenue**	**172-05-0B-061.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GABRIELLE KNOLL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CIERA E SCHOONOVER AND WESLEY EVAN SCHOONOVER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Final Plat of Sterling Oaks, Phase 1 of record in Plat Book 8250, Page 998, 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 Gabrielle Knoll, a single woman by Warranty deed from Timothy Falade and Sarah Falade, husband and wife of record in Instrument No. 20160810-0083228 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 10, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Sterling Oaks, Phase 1 of record in Book 10951, Page 547 , amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 10951, page 587, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 10951, Page 540, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas in Instrument 200505100052774, Register's Office for Davidson County, Tennessee.
- Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20130419-0039232, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **117 Sterling Oaks Court, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF JULY, 2019.

Gabrielle Knoll by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GABRIELLE KNOLL, and who acknowledged he/she/they executed the same as the free act and deed of the said GABRIELLE KNOLL.

Witness my hand and official seal, this the 29th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212