Karen Johnson Davidson C
Batch# 274966 DEEDMARK
08/22/2019 08:55:09 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190822-0084278

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

R-RR-19-336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

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)
Jonah Schopfer	**United Wholesale Mortgage**	
(NAME)	(NAME)	
336 Edith Avenue	**505 South Blvd. E**	**071-11-0-085.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Pontiac, MI 48341**	
(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, **HERITAGE HOUSE DESIGNS, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONAH SCHOPFER, A SINGLE MAN,** 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 part of Lot No. 2 on the Plan of The Ogden Property of record in Plan Book 1, Page 115 and 133, and being the westerly 50 feet of Lot No. 1 on the survey of Part of said Lot No. 2 for W. West made by Z.J. Wilkinson, Surveyor, July 22, 1952 and described according to said survey as follows:

Beginning at a point on the northerly margin of Edith Avenue, 401 feet westerly from the westerly margin of Lischey Avenue, thence with said Avenue westerly 50 feet; thence N 5 deg. 45' E 167 feet to an iron pin in the southerly line of Lot No. 3; thence with the line between Lots Nos. 1 and 3, S 80 deg. 30' E 50 feet; thence southwardly 163 feet, more or less, to the beginning.

Being the same property conveyed to Heritage House Designs, Inc by Warranty deed from CB Investment, LLC of record in Instrument No. 20070723-0087404 Register's Office for Davidson County, Tennessee, dated July 19, 2007 and recorded on July 23, 2007 and Affidavit of Scrivener' s Error Recorded on May 10, 2019 and Recorded in Instrument No. 20190510-0044167.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 1, Page 115 and 133, 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: **336 Edith Avenue, Nashville, Tennessee 37207**.

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 16th DAY OF AUGUST, 2019.

Heritage House Designs, Inc

BY: _____
John C Phillips
Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C PHILLIPS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE SHAREHOLDER of HERITAGE HOUSE DESIGNS, INC the within named bargainor, a limited liability company, and that he/she as such SOLE SHAREHOLDER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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