Karen Johnson Davidson County
Batch# 276094 DEEDWARR
08/23/2019 02:55:15 PM 2 pgs
Fees: $13.00 Taxes: $2,635.14
20190823-0085145

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Turnbull, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danielle Schoen and Thomas Schoen, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 74, as shown on the map entitled Shelby Villages No. 3, of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica Turnbull, unmarried by deed from Alpha One, LLC, a Tennessee limited liability company, dated July 16, 2015, of record in Inst. No. 20150721-0071574, Register's Office for Davidson County, Tennessee. Jessica Turnbull is now married to James Butts and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1607 Electric Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of August, 2019.

Jessica Turnbull

James Butts

State of Tennessee)
County of Davidson)

On this 23rd day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Turnbull and James Butts, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 712,200.00.

Affiant

Sworn and subscribed before me on this the 23rd day of August, 2019.

Notary Public

My Commission Expires: 5-2-22

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Danielle Schoen 1607 Electric Avenue Nashville, TN 37206	Summit Funding, Inc. P. O. Box 13010 Sacramento, CA 95813	094-01-0-452.00