Karen Johnson Davidson County
Batch# 288150 DEEDWARR
09/19/2019 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $688.20
20190919-0095163

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Monica Lynn Leversay
320 Huntington Ridge Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
800 Shades Creek Pkwy
Birmingham, AL 35209

MAP	**161-11**
GROUP	**A**
PARCEL	**169.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael L. Schulte and wife, Rachael R. Schulte,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Monica Lynn Leversay, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse No. 169 on the Plan of Revision One, Huntington Ridge Townhouse Condominiums, as shown by plat and survey of record in Plat Book 4675, page 9, as Revised in Book 9700, page 846, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael L. Schulte and wife, Rachael R. Schulte and Glenna J. Chase, am unmarried woman, by deed dated 6/25/10 from Bradford Ryan Jones, married of record in Instrument no. 20100702-0052192, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Michael L. Schulte and wife, Rachael R. Schulte by Quitclaim Deed dated 4/6/18 from Glenna J. Chase, of record in Inst No. 20180406-0032429, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **320 Huntington Ridge Dr, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **12th** day of **September, 2019.**

Michael L. Schulte, by M.J. Hartz as attorney in fact

Michael L. Schulte, by M. J. Hartz, as attorney-in-fact

Rachael R. Schulte by M.J. Hartz as attorney in fact

Rachael R. Schulte, by M. J. Hartz, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **M.J. Hartz Michael L. Schulte and wife, Rachael R. Schulte**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for **Michael L. Schulte and Rachael R. Schulte** that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of September, 2019.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $186,000.00.

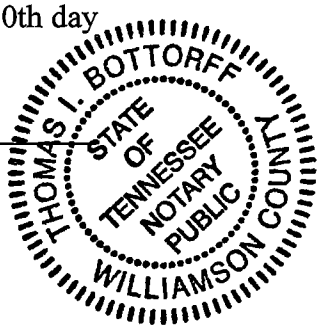
Lynda Jowe

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 7/26/21



True Copy Certification

I, Tracey Cerrato, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

