WARRANTY DEED

B-VRES-19-7505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 292874 **DEEDWARR**
09/30/2019 08:55:53 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190930-0098917

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Karin J. Kelley	**NBKC Bank**	
(NAME)	(NAME)	**141-15-0D-004.00-CO**
7505 Staffordshire Drive	**8320 Ward Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Kansas City, MO 64114**	
(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, **SARAH JEAN NECHUTA AND NATHAN SCHMITZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARIN J. KELLEY, AN UNMARRIED WOMAN,** 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. 4 on the Plan of Resubdivision of Lots 4, 5, 6 and 7, Sheffield on the Harpeth, Phase I of record in Plat Book 6900, Page 494, 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 Sarah Jean Nechuta and husband, Nathan Schmitz by Warranty deed from Kevin Eakin and wife, Terah Eakin of record in Instrument No. 20150701-0063521 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 01, 2015.

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 6900, Page 494, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 10 and 11, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Register's Office for Davidson County, Tennessee.
- By-Laws of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 7145, Page 964 and Book 8146, Page 463, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner's Association of record in Book 6939, Page 983, Register's Office for Davidson County, Tennessee.
- Unanimous Consent resolutions for maintenance of concrete splashways and drainage facilities of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 4136, Page 525, Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 4276, Page 731, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Lines of record in Book 5738, Page 829, 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: **7505 Staffordshire Drive, Nashville, Tennessee 37221**.

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 26th DAY OF SEPTEMBER, 2019.

Sarah Jean Nechuta

Nathan Schmitz

STATE OF Michigan

COUNTY OF Ottawa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH JEAN NECHUTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2019.

Notary Public
My Commission Expires: May 16th 2023
(SEAL)

Karen Clinkscale
Notary Public - State of Michigan
County Of Kent
My Commission Expires May 16, 2023
Acting in the County of Ottawa

STATE OF Michigan

COUNTY OF Ottawa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN SCHMITZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2019.

Notary Public
My Commission Expires: May 16th 2023
(SEAL)

Karen Clinkscale
Notary Public - State of Michigan
County Of Kent
My Commission Expires May 16, 2023
Acting in the County of Ottawa

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

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075