WARRANTY DEED

File #2019-383

Karen Johnson Davidson County
Batch# 298924 DEEDWARR
10/10/2019 09:01:39 AM 3 pgs
Fees: $18.00 Taxes: $4,643.50

20191010-0103833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,255,000.00.

Affiant

Subscribed and sworn to before me on October 7th, 2019.

NOTARY PUBLIC
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronald Allan Schroeder, Jr. and Carly Schroeder 922 Waterswood Drive Nashville, TN 37220	NEW OWNER	132-13-0-006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALEXANDER J. DAHLGREN, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RONALD ALLAN SCHROEDER, JR. AND CARLY SCHROEDER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Waterswood Acres, of record in Plat Book 3300, page 92, as amended in Book 3871, page 345, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to ALEXANDER J. DAHLGREN, by deed from MARK P. REINEKE AND ELIZABETH B. REINEKE, HUSBAND AND WIFE, of record as Instrument No. 20160809-0082876, dated August 8, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 922 Waterswood Dr., Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on September 14, 2019.

Grantor:

Alexander J. Dahlgren

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ALEXANDER J. DAHLGREN**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of September, 2019.

Notary Public

My commission expires: 8.16.20

JACOB COY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY