THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023127**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2019. Notary Public My Commission Expires: ___

Karen Johnson Davidson County
Batch# 317348 DEEDWARR
11/19/2019 10:41:49 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20191119-0119288

WARRANTY DEED

Address New Owner: Thomas Black 5 Warwick Lane Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0G-108.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila Schott, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Black**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Revised Final Plat of Whitworth, Phase 1B, of record in Plat Book 7900, page 415, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARTIN R. SCHOTT AND WIFE, SHEILA SCHOTT, by deed from JAY P. GILLAN AND WIFE, WILMA L. GILLAN, of record in Instrument No. 20030307-0030224, dated March 3, 2003, said Register's Office.

Martin R. Schott having since died on or about September 24, 2010, leaving Sheila Schott as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-14-0G-108.00 CO.

Matters shown on the Plan of record in Book 7900, page 49 and Book 7900, page 415, and in Boundary Plan of record in Book 6900, page 839, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, amended in Book 8282, page 45 and amendment to By-Laws of record in Instrument No. 20020812-0097386, said Register's Office.

This is improved property located at 5 Warwick Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2019.

Sheila Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila Schott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2019.

Notary Public

My Commission Expires: _____

