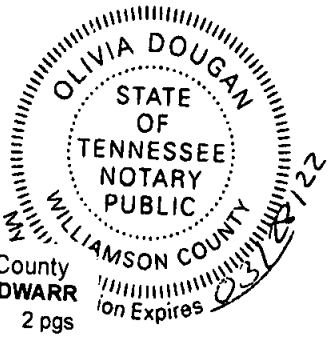


Karen Johnson
Batch# 325063
12/05/2019 09:05:15 AM
Fees: $13.00 Taxes: $2,303.25

Davidson County
DEEDWARR
2 pgs



20191205-0125461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 622,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 03/28/22

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Taylor, Trustee of 922 Lynwood Boulevard Trust dated December 2, 2019	New Owner	130-11-0-059
(NAME) 900 Division Street	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERIC B. SCHULTENOVER AND MEREDITH L. SCHULTENOVER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT TAYLOR, TRUSTEE OF 922 LYNWOOD BOULEVARD TRUST DATED DECEMBER 2, 2019,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th, formerly the 11th civil district of Davidson County, Tennessee, being Lot NO. 29 of Block "A" on the unrecorded Subdivision of Tyne Meade, Section No 2 described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the point 400 feet south of the southerly margin of Forsythe Place, said point being the corner of Lots Nos. 28 and 29, thence with said Boulevard, southwardly 100 feet to the corner of Lots Nos. 29 and 30; thence with the line between said two lots eastwardly 250 feet; thence at right angles northwardly 100 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots westwardly 250 feet to the beginning.

Being the same property conveyed to Eric B. Schultenover and Wife, Meredith L. Schultenover by Deed dated April 17, 2001 from Grace Lee Murphy, Unmarried, recorded May 8, 2001, in Instrument Number 20010508-0047344, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #16160

This *Improved* property is commonly known as: 922 Lynnwood Boulevard, Nashville, TN 37205

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 we do covenant with the said GRANTEES 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 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 my/our hand(s) this 4th day of December, 2019

Eric B. Schultenover

Meredith L. Schultenover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of December, 2019, before me personally appeared Eric B. Schultenover and Meredith L. Schultenover, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2019.

Notary Signature
My commission expires: 11/14/21



LT&E File #16160