Karen Johnson Davidson County
Batch# 326513 DEEDWARR
12/09/2019 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20191209-0126437

| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35118-10-2019** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $183,000.00.<br><br>Shelly M Watkins<br>Affiant<br><br>Subscribed and sworn to before me this 5th day of November, 2019.<br><br>Charity Petty<br>Notary Public<br><br>My Commission Expires: 9.20.2021 |
|---|---|

CHASITY PETTY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires SEPT 20, 2021

# WARRANTY DEED

| **Address New Owner:**<br>James Catchpole, Kathryn Schiefer<br>1145 Nashboro Boulevard<br>Nashville, TN 37217 | **Send Tax Bills To:**<br>New Owners | **Tax Information:**<br>Map and Parcel No.:<br>135 12 0 D 145 00CO |
|---|---|---|

**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, **Van Hoang, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Catchpole and Kathryn Schiefer, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1145 Nashboro Boulevard, Nashville, TN 37217.

This property is not now nor has it ever been the marital residence of Grantor.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of November, 2019.

Van Hoang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 5th day of November, 2019.

Notary Public

My Commission Expires:



# EXHIBIT A
## Legal Description

Property known as 1145 Nashboro Blvd. Nashville, TN 37217, County of Davidson

Being Lot No. 145 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Van Hoang by Quitclaim Deed from Jacob H. Tapia dated 04/11/2018 filed for record 04/12/2018 in Instrument No. 20180412-0034421, said Register's Office.

Also being the same property previously conveyed to Van Hoang and Jacob Tapia, wife and husband, by Warranty Deed from Brandi D. Gillespie f/k/a Brandi D. Davis and Matthew P. Gillespie, wife and husband, dated 06/05/2017 and recorded 06/14/2017 in Instrument No. 20170616-0059684, said Register's Office.

Tax Map and Parcel ID is as follows 135-12-0D-145.00CO

~~Being the same property conveyed to James Catchpole and Kathryn Schiefer from Van Hoang by Warranty Deed dated 11/05/19 and recorded in Instrument #_____, Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.~~

True Copy Certification

I, Lisa Virden, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Virden

State of Tennessee
County of Davidson

Personally appeared before me, Chasity Petty, a notary public for this county and state, Lisa Virden, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY SEAL My Commission Expires SEPT. 20, 2021

LTE File No.: 19-2088TN