Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3358

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of January, 2020

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peter Warker and Kathleen Murney 1521 Wayne Drive Unit A Nashville, TN 37206	Pinnacle Bank 150 3rd Ave S, #1000 Nashville, TN 37201	072-16-0-199.00

Karen Johnson Davidson County
Batch# 345874 DEEDWARR
01/21/2020 02:13:15 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20200121-0007366

WARRANTY DEED

FOR AND IN 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, I/WE,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen Murney and Peter Warker, wife and husband

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:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1521 Wayne Drive Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1521 Wayne Drive Cottages, as set forth in Exhibit " B" of record in Instrument No. 20190401-0029395, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David G. Knoble and wife, Suzanne E. Knoble by Substitute Trustee's deed from James S. Mathis, Successor Trustee of record in Book 9789, page 595, Register's Office for Davidson County, Tennessee, dated September 06, 1995 and recorded on September 08, 1995.

Being a portion of the same property conveyed to David G. Knoble by Quitclaim deed from Suzanne E. Knoble of record in Instrument No. 20051122-0140965 Register's Office for Davidson County, Tennessee, dated November 03, 2005 and recorded on November 22, 2005.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from David G. Knoble, unmarried of record in Instrument No. 20190321-0025874 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 21, 2019

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-VRES-19-1521

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1521 Wayne Drive Unit A, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of January, 2020.

Jackson Valley Land Partners, LLC

By: _____
Douglas L. Schenkel, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas L. Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Jackson Valley Land Partners, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of January, 2020.

_____
Notary Public
My Commission Expires: 5.23.23

(Notary Seal)

