THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124445** Karen Johnson Davidson County Batch# 357751 DEEDWARR 02/13/2020 10:08:06 AM 2 pgs Fees: $13.00 Taxes: $3,047.06 20200213-0016605	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $823,530.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2020. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 5, 2021

WARRANTY DEED

Address New Owner: Joshua Weber and Jennifer Weber 517 Battery Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 12 0O 010.00

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, **Ronald Allan Schroeder, Jr. and Carly Schroeder, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Weber and Jennifer Weber, husband and wife**, ("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 No. 10, as shown on the map entitled Battery Park, of record in Instrument No. 20120726-0065866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Allan Schroeder, Jr. and Carly Schroeder, husband and wife, by Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20130509-0046861, in the Register's Office of Davidson County, Tennessee, dated May 08, 2013 and recorded on May 09, 2013.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Battery Park, as recorded in Instrument No. 20120726-0065866, corrected in Instrument No. 20120823-0075844.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.T. Jenkin's Home Tract, as recorded in Plat Book 547, Page(s) 20.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120808-0070649, amended by Instrument No. 20130206-0012200.

Covenants, Conditions and Restrictions as set forth in Declaration for Stormwater Facilities and Systems recorded in Instrument No. 20120217-0013908.

Easement recorded in Book 460, Page 168.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 461, Book 4717, Page 348, and Book 4762, Page 460.

This is improved property located at 517 Battery Drive Nashville TN 37220

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 11th day of February, 2020.

Ronald Allan Schroeder, Jr.

Carly Schroeder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald Allan Schroeder, Jr. and Carly Schroeder, 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 11th~~ day of February, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022