NEW OWNER:
Cacy Schooler
1732 Pecan Street
Nashville, TN 37208

SEND TAX BILLS TO:

~~New Owner~~
American Financial Network, Inc
10 Pointe Dr. Ste 330
Brea, CA 92821

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-56

MAP & PARCEL
081-02-0U-002.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 368266 DEEDWARR
03/05/2020 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20200305-0025197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Building Company Number 7, Inc., a Tennessee Corporation** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Cacy A. Schooler, a single woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1732B on the Plan of Homes at 1732 Pecan Street, and of record in Instrument No. 20161011-0107221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Building Company Number 7, Inc., a Tennessee corporation by Warranty Deed from Shepard Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20171130-0122182 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 30, 2017.

Being also known as 1732 Pecan Street 1732B, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4 day of **March, 2020**.

Building Company Number 7, Inc.,
a Tennessee Corporation

By: _____
Matt Millsap, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Matt Millsap**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **Building Company Number 7, Inc.,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 4 day of **March, 2020**.

_____
NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00.

Craig A Schroeder
AFFIANT

Sworn to and subscribed to before me this 4th day of March, 2020.

NOTARY PUBLIC

My commission expires: 2/12/23



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY