(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224733

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $369,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of March, 2020.

Notary Public
My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 371338 DEEDWARR
03/12/2020 10:21:11 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20200312-0027728

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Schmeckpeper 5409A California Avenue Nashville TN 37209	Truist Bank P.O. Box 79041 Baltimore, MD 21279-0041	Tax Parcel ID No. 091-02-4O-001.00 CO

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, **Charles M. Orange, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Schmeckpeper, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 5409 California Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5409 California Avenue Homes, a Horizontal Property Regime, of record in Instrument Number 20170510-0046482, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Janice M. Cole, unmarried to Charles M. Orange, as recorded on the 17th day of April, 2017 in Instrument No. 20170417-0036780 and part of Warranty Deed from Janice M. Cole and husband John Dwight Cole to Charles M. Orange an unmarried man, as recorded on the 14th day of March, 2005 in Instrument No. 20050314-0027786, in the Register's Office of Davidson County, Tennessee.

Melony Orange joins in this instrument for the purpose of conveying any and all interest in said property marital or otherwise.

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 PLAN NO. 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170510-0046482, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5409A California Avenue Nashville TN 37209

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 10th day of March, 2020.

Charles M. Orange

Melony Orange

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles M. Orange and Melony Orage, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2020.

Notary Public

My Commission Expires: _____

