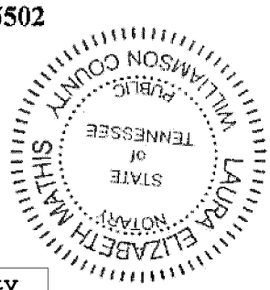
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325502**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $542,000.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2020. Notary Public My Commission Expires: 3-13-22



Karen Johnson Davidson County
Batch# 376573 DEEDWARR
03/24/2020 01:19:30 PM 2 pgs
Fees: $13.00 Taxes: $2,005.40
20200324-0031975

WARRANTY DEED

Address New Owner: Jennifer Lynn Schildt 794 Saussy Place Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-09-0-010.00

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, **Brian Day and Suzanne Royce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Lynn Schildt, a married woman**, ("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. 90 on the Plan of Section Four, West Meade Hills of record in Plat Book 3300, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Day and Suzanne Royce, husband and wife by Warranty deed from Matthew Hopkins Cox and wife, Heather Cox of record in Instrument No. 20150526-0048139 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 26, 2015.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3347, Page 99, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 794 Saussy Place Nashville TN 37205

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 20th day of March, 2020.

Suzanne Royce by Nathan Powers Attorney in fact
Suzanne Royce by Nathan Powers Attorney-In-Fact

Brian Day by Nathan Powers Attorney in fact
Brian Day by Nathan Powers Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Suzanne Royce and Brian Day and that he is authorized by Suzanne Royce and Brian Day to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of March, 2020.

M. Alexis Mendl
Notary Public

My Commission Expires: 05/03/2021

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

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

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)