Karen Johnson Davidson County
Batch# 401062 DEEDWARR
05/15/2020 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200515-0050783

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426281

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this ~~8th~~ 12th day of May, 2020.

Notary Public
My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lily Huynh, Erik Baker and Amelia Le 145 Sequoyah Lane Nashville TN 37221	Caliber Home Loans 1525 S Belt Line Rd Coppell, TX 75019	Tax Parcel ID No. 155-10-0A-074.00-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, **Jansen Schroeder and Kennah Schroeder, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik Baker and Amelia Le, husband and wife and Lily Huynh, a single 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. 31 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page 720, 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 Jansen Schroeder and Kennah Schroeder, husband and wife by Warranty deed from Gabriel Carro and Melissa Carro, husband and wife of record in Instrument No. 20130718-0074186 Register's Office for Davidson County, Tennessee, dated July 11, 2013 and recorded on July 18, 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.

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

Subject to all matters shown on the Plan of record in Book 6900, Pages 720 through 723, inclusive as corrected by Surveyor's Correction of record in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7241, Page 597, Book 7576, Page 846 and Book 8135, Page 257, Register's Office for Davidson County, Tennessee

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Charter of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 821, in the Register's Office for Davidson County, Tennessee.

By-Laws of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 831, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities of record in Instrument Number 20021104-0134797, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Homeowner's Association of record in Book 7820, Page 342, re-recorded in Book 8013, Page 698, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 145 Sequoyah Lane Nashville TN 37221

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 8th day of May, 2020.

Jansen Schroeder

Kennah Schroeder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jansen Schroeder and Kennah 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 8th day of May, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER