Prepared by:

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STATE OF INDIANA
COUNTY OF ALLEN

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 18th day of June, 2020.

Notary Public
My commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 423722 DEEDWARR
06/23/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20200623-0067660

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara Ellen Schrieber "Lee"	Same	135-00-0
3040 Ned Shelton Road		
Nashville, TN 37217		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tessa Ward, an unmarried person hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Barbara Ellen Schrieber "Lee" hereinafter called the Grantee her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District formerly the 5th District of Davidson County, Tennessee described according to a survey made by Watkins and Murray, Surveyors, November 14, 1957 as follows:

Being in the center of Steel Road at the northwest corner of the property conveyed to J. A. Davey and wife, by deed of record in Book 1558 Page 619 Register's Office for said County; thence with Davy's northerly line, South 81 deg. 30 min East 470.2 feet to an iron pin the westerly line of the land of W. P. Neal; thence with Neal's westerly line, North 3 deg. 30 min. East 100 feet; thence westwardly and parallel with Davy's northerly line 470 feet more or less to the center of Steel Road; thence with the center of same, South 5 deg. 15 min West 100 feet to the beginning.

Being the same property conveyed to Cliff Ayers Ostermeyer and Barbara Ellen Schrieber "Lee" by deed from James Bryan Lewis, Administrator of the Estate of Jasper L. Timmons of record in Book 9075 page 818 Register's Office for Davidson

County, Tennessee. Cliff Ayers Ostermeyer conveyed his interest to Tessa Ward by quitclaim deed of record in Instrument No. 20180228-0018578 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters of record

This property is improved property known as 3040 Ned Shelton Road, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set my hand and seal this 18th day of June, 2020.

Tessa Ward

Tessa Ward

STATE OF INDIANA
COUNTY OF ALLEN

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named Tessa Ward the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this 18 day of June, 2020.

Notary Public

My Commission expires 3/13/24

NOTARY PUBLIC SEAL STATE OF INDIANA

IAN NEWTON
Adams County
My Commission Expires
March 13, 2024

I, Amy Cross Nance do hereby made 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 documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY