Karen Johnson Davidson County
Batch# 442364 DEEDWARR
07/22/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20200722-0080546

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$640,000.00~~ Affiant Subscribed and sworn to before me, this the 20th day of July, 2020. Notary Public My commission expires:

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lisa L. Garcia Eric S. Schmoranzer Eleanor M. Schmoranzer	Colten mortgage	117-04-0-202.00
1919 Wildwood Avenue	6021 S. Syracuse Way	
Nashville, TN 37212	Greenwood Village CO 80111	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE BANK OF NY (DELAWARE) AS SUCCESSOR TRUSTEE OF THE TRUST FOR HOWARD A. ACHESON, JR., UNDER TRUST AGREEMENT DATED MAY 7, 1973, AS REFORMED ON DEC. 12, 1996**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA L. GARCIA, UNMARRIED, AND ERIC S. SCHMORANZER AND ELEANOR M. SCHMORANZER, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, Block B on the Plan of Belmont Terrace Annex No. 3 of record in Plat Book 1130, Page 24, 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 Louis M. Hoyt, unmarried by Warranty Deed from Paul W. Smith and spouse, Maria E. Smith of record in Book 9810, Page 650, dated September 27, 1995, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to C. Todd Etue and wife, Kate A. Etue by Warranty Deed from Louis M. Hoyt and wife, Lyn Hoyt dated December 28, 2001 and recorded January 4, 2002 in Instrument No. 20020104-0001560, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York (Delaware) as Successor Trustee of the Trust for Howard A. Acheson, Jr., under Trust Agreement dated May 7, 1973, as reformed on December 12, 1996 by Warranty deed from C. Todd Etue and wife, Kate A. Etue of record in Instrument No. 20060421-0046023 and re-recorded in Instrument No. 20060731-0092339 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 21, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1919 Wildwood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2020.

The Bank of NY (Delaware) as Successor Trustee of the Trust for Howard A. Acheson, Jr., Under Trust Agreement Dated May 7, 1973, as Reformed on Dec. 12, 1996

By: _____
Gregg L. Landis, First Vice President

STATE OF DELAWARE
COUNTY OF Newcastle

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregg L. Landis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the First Vice President of The Bank of NY (Delaware) as Successor Trustee of the Trust for Howard A. Acheson, Jr., Under Trust Agreement Dated May 7, 1973, as Reformed on Dec. 12, 1996, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 20 day of July, 2020.

_____
Notary Public

My Commission Expires: 7/8/2021

LELAND MARSHALL SYLVER
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES JULY 8, 2021

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021