WARRANTY DEED

Karen Johnson Davidson County
Batch# 449101 DEEDWARR
08/03/2020 03:09:23 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20200803-0085546

W-SB-VRES-20-228

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Eric J Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Mayo	**Churchill Mortgage Corporation**	
(NAME) **228 Highland Villa Cir**	(NAME) **1749 Mallory lane, Suite 100**	**161-14-0B-228.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANNON SCHREINER, SINGLE AND DONNA M. SCHREINER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC MAYO, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 228 on the Plan of Highland Villa Condominiums, of record in Book 7278, Page 312, as amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 94; and Book 8199, Page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more Complete description thereof.

Being the same property conveyed to Shannon Schreiner, Barton G. Schreiner and Donna M. Schreiner by Quitclaim Deed from Shannon Schreiner, Barton G. Schreiner and Donna M. Schreiner of record in Instrument No. 20111212-0096599 Register's Office for Davidson County, Tennessee, dated September 12, 2011 and recorded on December 12, 2011.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Boundary Plat of record in Plat Book 6200, Page 473 and Plat Book 6200, page 691, and in the Master Deed as Exhibit "B" of record in Book 7278, Page 312, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Highland Villa Condominium of record in Book 7278, Page 312 amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, and Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee.
- Charter for the Homeowner's Association for Highland Villa Condominiums of record in Book 7278, Page 310, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Highland Villa Condominium of record in Book 7278, Page 334 amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 and 271 in Instrument No. 20021118-0142476 and in Instrument 20081210-0119221, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the State of Tennessee of record in Book 7913, Page 753, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6952, Page 928, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20190123-0006612, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **228 Highland Villa Cir, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF JULY, 2020.

Shannon Schreiner
Shannon Schreiner

Donna M Schreiner by Shannon Schreiner Attorney in Fact
Donna M. Schreiner by Shannon Schreiner
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, SHANNON SCHREINER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON SCHREINER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNA M. SCHREINER, and who acknowledged he/she/they executed the same as the free act and deed of the said DONNA M. SCHREINER.

Witness my hand and official seal, this the 27th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212