WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 20-6841B

WARRANTY DEED

SPENCER LAMBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Commission 11-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF AUGUST 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6841B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eyd Toss and Michael Reed	CapStar Bank	147-03-0B-030.00-CO
370 Wallace Road	2002 Richard Jone Rd	
Nashville, TN 37211	Nashville TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SCHUETT FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EYD TOSS, A MARRIED MAN AND MICHAEL REED, AN UNMARRIED MAN, ALL AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEE(S), 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, Unit No. G-1, of Southern Hills Condominiums, created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6594, page 502, placement of units as shown as Exhibit "A-2" in Book 6594, page 539, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-l" of said Master Deed. Reference is hereby made to the Plan of Southern Hills Condominiums set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Schuett Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim deed from Alexander W. Franklin and wife, Kimberly M. Franklin of record in Instrument No. 20111013-0079659 Register's Office for Davidson County, Tennessee, dated October 01, 2011 and recorded on October 13, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 370 Wallace Road, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 455206 DEEDWARR
08/12/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20200812-0089903

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 11th day of August 2020.

Schuett Family Limited Partnership

BY: Jack Schuett

Jack L. Schuett, Trustee of the Jack L. Schuett Trust, General Partner

BY: Jack Schuett

Jack L. Schuett, Successor Trustee of the Edith Jeanine Schuett Trust, General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack L. Schuett, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of the Jack L. Schuett Trust and Successor Trustee of the Edith Jeanine Schuett Trust; said Trusts, collectively, being the General Partners of the Schuett Family Limited Partnership, a Tennessee limited partnership; and that he, in such capacity, and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of August 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-6841B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM