Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1L1439

WARRANTY DEED

Karen Johnson Davidson County
Batch# 461781 DEEDWARR
08/21/2020 11:39:00 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20200821-0094607

NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

*Casey A. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-07102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael L. Rice and Casey A. Woods	Ally Bank	
(NAME) 1025 Brookside Woods Blvd	(NAME) 120 Broadway 6th Floor	075-12-0B-025.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) New York, NY 10271	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars ($297,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLAUDIA RAINBOLT-SCHOOLEY AND DENNIS E. SCHOOLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. RICE, AN UNMARRIED PERSON AND CASEY A. WOODS, AN UNMARRIED PERSON**,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Phase 1 and a Portion of Phase 2, Section 1, Brookside Woods of record in Plat Book 9700, Page 397, 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 Claudia Rainbolt-Schooley and Dennis E. Schooley, husband and wife by Warranty deed from Ron L. Payton and wife, Deborah Payton of record in Instrument No. 20031126-0172121, Scrivener' s Affidavit Recorded in Instrument No. 20090601-0049827 Register's Office for Davidson County, Tennessee, dated November 13, 2003 and recorded on November 26, 2003.

unimproved ☐
This is improved ☒ property, known as 1025 Brookside Woods Blvd, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Claudia Rainbolt-Schooley and Dennis E. Schooley, husband and wife this 13 day of Aug, 2020

Claudia Rainbolt-Schooley

Claudia Rainbolt-Schooley

Dennis E. Schooley

STATE OF TENNESSEE

COUNTY OF

I, Dana Loggins a Notary Public for the of and State of , do hereby certify that Claudia Rainbolt-Schooley and Dennis E. Schooley, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of August, 2020.

Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.