WARRANTY DEED

Karen Johnson Davidson County
Batch# 465394 **DEEDWARR**
08/27/2020 10:33:42 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20200827-0097241

J-SB-P-20-210

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 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)
Matthew Schneider and Linda Schneider	NEW OWNERS	
(NAME)	(NAME)	
210 Old Hickory Boulevard Unit 33		**142-04-0A-033.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JONATHAN ARBUCKLE, MARRIED AND RAYMOND TATE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SCHNEIDER,UNMARRIED AND LINDA SCHNEIDER, UNMARRIED AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP,** 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. 33 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime of record in Plat Book 5200, Page 167, 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 Jonathan Arbuckle and Raymond Tate, as joint tenants with rights of survivorship by Warranty deed from Joshua T. Wells, an unmarried man of record in Instrument No. 20190211-0012761 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 11, 2019.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 5438, Page742, as amended in Book 6082, Page 866, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973, in the Register's Office for Davidson County, Tennessee.
- Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348, 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: **210 Old Hickory Boulevard Unit 33, Nashville, Tennessee 37221**.

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 21 DAY OF AUGUST, 2020.

Jonathan Arbuckle

Raymond Tate by Jonathan Arbuckle, 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, JONATHAN ARBUCKLE, 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 RAYMOND TATE, and who acknowledged he/she/they executed the same as the free act and deed of the said RAYMOND TATE.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ARBUCKLE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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