Karen Johnson Davidson County
Batch# 470988 DEEDWARR
09/08/2020 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200908-0101503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/21/22

(AFFIX SEAL)

JM-SB-FC-20-5236

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)
Frank Lawrence Packard, III and Erika Danielle Packard	**FirstBank**	
(NAME)	(NAME)	
5236 Timber Gap Drive	**318 Seaboard Lane, Ste. 205**	**155-16-0A-037.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(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, **TIMOTHY CARL SCHWARZ AND WIFE, JULIE ANN SCHWARZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK LAWRENCE PACKARD, III AND ERIKA DANIELLE PACKARD, HUSBAND AND WIFE,** 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 Lot No. 29 on the Plan of Traceside Subdivision, Section 2 of record in Plat Book 7900, Page s 980-981, 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 Timothy Carl Schwarz, and wife Julie Ann Schwarz by Warranty deed from Joseph G. Cervetti and wife, Atlanta Gail Cervetti of record in Instrument No. 20021211-0153219 Register's Office for Davidson County, Tennessee, dated November 26, 2002 and recorded on December 11, 2002.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 7900, Page (s) 980 and 981, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, page 493, Book 9677, page 675, Instrument No. 20001114-0112667, Instrument No. 20020111-0004996, and Instrument No. 20020116-0006610, Register's Office for Davidson County, Tennessee.
- By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Charter of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Traceside Homeowner's Association, Inc. of record in Instrument Number 20000329-0031450, Instrument No. 20000329-0031452 and Instrument No. 20000329-0031453, in the Register's Office for Davidson County, Tennessee.
- Easement to HOA of record in Book 10053, Page 235, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 11564, Page 887, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10053, Page 235, 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: **5236 Timber Gap Drive, 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 4th DAY OF SEPTEMBER, 2020.

Timothy Carl Schwarz

Julie Ann Schwarz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY CARL SCHWARZ, 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 4th of September, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
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, JULIE ANN SCHWARZ, 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 4th of September, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)