RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 486068 DEEDWARR
09/30/2020 09:42:11 AM 2 pgs
Fees: $13.00 Taxes: $1,997.63
20200930-0112535

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $539,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2020.

Notary Public
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Raymond Hissong and Nicole Marie Hissong 1805 McGavock Pike Nashville TN 37216	New Owner	Tax Parcel ID No. 072 04 0 443.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew McKinley Brink and Melanie Lynn Schlachter n/k/a Melanie Brink, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Raymond Hissong and Nicole Marie Hissong, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision / Partition Lots 15 & 16, a Resubdivision of Country Club Estates, of record in Instrument No. 20131021-0109643, 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 Melanie Lynn Schlachter, an unmarried woman and Matthew McKinley Brink, an unmarried man, as joint tenants, by Warranty Deed from Clayton Taylor Cook, an unmarried man, of record in Instrument No. 20180220-0015634, in the Register's Office of Davidson County, Tennessee, dated February 14, 2018 and recorded on February 20, 2018.

Melanie Lynn Schlachter having since married and is now known as Melanie Brink.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION / PARTITION LOTS 15 & 16, A RESUBDIVISION OF COUNTRY CLUB ESTATES, as recorded in Plat Instrument No. 20131021-0109643.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140131-0008805.

This is improved property located at 1805 McGavock Pike Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2020.

Matthew McKinley Brink

Melanie Lynn Schlachter n/k/a Melanie Brink

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew McKinley Brink and Melanie Lynn Schlachter n/k/a Melanie Brink, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024