Name and Address of New Owner:
Susan Waters
311 Seven Springs Way, 401
Brentwood, TN 37027

Send Tax Bills To:
Susan Waters

Karen Johnson Davidson County
Batch# 492047 DEEDWARR
10/08/2020 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20201008-0117137

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 160150D01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ross Schilling, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Susan G. Waters, married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of St. Martin Square at Seven Springs Condominiums, Phase I, established by the Master Deed of record in Instrument No. 20060310002831 9 and as corrected in Instrument 200807300077840, Register's Office tor Davidson County, Tennessee, to which Master reference is made for a more complete description.

Being the same property conveyed to Ross Schilling by Warranty Deed from Larry Jones and Lisa Jones, husband and wife, recorded on March 21, 2014, of record in Instrument No. 20140321-0023292, Register's Office for Davidson County, TN

This is improved property known as 311 Seven Springs Way, #401, Brentwood, TN 37027.

This is not, nor has it ever been Ross Schilling's primary residence.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2020.

_____(SEAL)
Ross Schilling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2020, before me personally appeared Ross Schilling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2020.

_____
Notary Signature
My commission expires: 11-8-22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of October, 2020.

_____
Notary Public
My commission expires: 9-7-2021
File No. 2020-1710

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

