WARRANTY DEED

Karen Johnson Davidson County
Batch# 497622 **DEEDWARR**
10/16/2020 02:48:48 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20201016-0120902

B-SRN-20-1043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
Anthony J. Schindler and Jennifer L. Schindler, Trustees of The Anthony J. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002	NEW OWNER	
(NAME)	(NAME)	**093-15-0-298.00**
P.O. Box 1530		
(ADDRESS)	(ADDRESS)	
Cave Creek, AZ 85327		
(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, **FRANK H. MIX, UNMARRIED AND ROBERT M. SAWYER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY J. SCHINDLER AND JENNIFER L. SCHINDLER, TRUSTEES OF THE ANTHONY J. SCHINDLER AND JENNIFER L. SCHINDLER REVOCABLE TRUST DATED JUNE 26, 2002,** 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:

Being Lot No. 15, in Paul Elysian Grove Plan, as of record in plan Book 1, page 134, Chancery Court at Nashville.

Said Lot No. 15 fronts 40 feet on the Westerly side of 2nd Avenue South, formerly Market Street and runs back between parallel lines 135 feet, more or less to an alley.

Being the same property conveyed to Frank H. Mix and Robert M. Sawyer, as joint tenants with rights of Survivorship by Cash Warranty deed from Aaron L. Chamberlain, an unmarried man of record in Instrument No. 20140729-0067420 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 29, 2014.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1043 2nd Avenue S, Nashville, Tennessee 37210**.

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 15th DAY OF OCTOBER, 2020.

Frank H. Mix

Robert M. Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK H. MIX, 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 15th of October, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. SAWYER, 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 15th of October, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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