Karen Johnson Davidson County
Batch# 503352 DEEDWARR
10/29/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20201029-0126012

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2020. Notary Public MY COMMISSION EXPIRES: 3.17.2024 (AFFIX SEAL)

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-17-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-359

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jon K. Baymiller	Same As Owner	119 02 0 060.00
(NAME) 207 Garwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37210-5115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy S. Schiemann and Cheryl L. Schiemann, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jon K. Baymiller, a married man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Cunningham Heights as of record in Plat Book 2331, Page 76, Register's Office for said County.

Said Lot No. 18 fronts 74 feet on the South side of Garwood Drive and runs back between lines, 162.45 feet on the West line and 165.55 feet on the East line, to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to Timothy S. Schiemann and Wife, Cheryl L. Schiemann, by Warranty Deed from Charlie W. Hill, a Single Person, of record in Book 10832, Page 289, in the Register's Office of Davidson County, Tennessee, dated February 20, 1998 and recorded on February 25, 1998.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 207 Garwood Drive, Nashville, TN 37210-5115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 26th day of October, 2020.

GRANTOR:

Timothy S. Schiemann

Cheryl L. Schiemann

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Timothy S. Schiemann and Cheryl L. Schiemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26th day of October 2020.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3-17-2024

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024