WARRANTY DEED

Karen Johnson Davidson County
Batch# 521088 DEEDWARR
11/25/2020 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20201125-0138336

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-8007B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Leah Schattschneider and James Walls		172-12-0D-410.00-CO
7233 Althorp way 8		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAVID A. DUNN, JR. AND BAILEY POTEET DUNN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEAH SCHATTSCHNEIDER, A SINGLE WOMAN, AND KELLY SCHATTSCHNEIDER, A MARRIED WOMAN, AND JAMES ALAN WALLS, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract of parcel of land in Davidson County, Tennessee, as follows: being Unit S-8 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighbourhood of Lenox Village, a Traditional Neighbourhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of instrument No. Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register' s Office.

Being the same property conveyed to David A. Dunn Jr. and Bailey Poteet Dunn, husband and wife by Warranty deed from Nancy Smith, an unmarried woman of record in Instrument No. 20180817-0081931 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 17, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 7233 Althorp way 8, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 13th day of November, 2020.

David A. Dunn, Jr.

Bailey Poteet Dunn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DAVID A. DUNN, JR. AND BAILEY POTEET DUNN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of November, 2020.

Notary Public

My Commission Expires: 12/1/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-8007B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021