WARRANTY DEED

Karen Johnson Davidson County
Batch# 602488 DEEDWARR
03/29/2021 03:22:31 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20210329-0041079

B-FSBO-21-1600

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
John Benjamin Schrader and Kristina Montanaro Schrader	**First Horizon Bank**	
(NAME)	(NAME)	**083-13-0-426.00**
1602 Fatherland Street	**P.O. Box 7171**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Little Rock, AR 72223**	
(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, **MATTHEW C. DUFOUR, TRUSTEE OF THE MATTHEW C. DUFOUR REVOCABLE TRUST UAD DECEMBER 10, 2018 AND KRISTIN R. DUFOUR, TRUSTEE OF THE KRISTIN R. DUFOUR REVOCABLE TRUST UAD DECEMBER 10, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BENJAMIN SCHRADER AND KRISTINA MONTANARO SCHRADER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being the Westerly 66 feet of Lot No. 73 on the Plan showing The Lindsley Subdivision of The Chadwell Tract, as of record in Plat Book 2, Page 24, Chancery Court at Nashville. According to a survey made by S.R. Sanford, Jr. surveyor, February 11, 1938, said part of Lot No. 73 fronts 66 feet on the Southerly side of Fatherland Street, and runs back 153.9 feet, more or less, on the Easterly line and 155 feet on the Westerly line with the Easterly margin of South 16th Street, formerly Malvina Avenue, to an Alley and measure 66 feet thereon.

Being the same property conveyed to Matthew C Dufour and Kristin Dufour, husband and wife by Warranty deed from Benjamin P Brown and Amy E. Brown, Trustees of The now or of record in Instrument No. 20170508-0045360 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 08, 2017.

Being the same property conveyed to Matthew C DuFour Trustee of The Matthew C Dufour Revocable Trust UAD December 10, 2018 and Kristin R Dufour, Trustee of The Kristin R. Dufour Revocable Trust UAD December 10, 2018, as Tenants in Common by Quitclaim deed from Matthew C Dufour and Kristin Dufour AKA Kristin R Dufour, husband and wife of record in Instrument No. 20190221-0015688 Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on February 21, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1600 Fatherland Street, Nashville, Tennessee 37206**.

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 26th DAY OF MARCH, 2021.

The Matthew C. DuFour Revocable Trust UAD December 10, 2018

BY: _____
Matthew C. DuFour, Trustee

The Kristin R. DuFour Revocable Trust UAD December 10, 2018

BY: _____
Kristin R. DuFour, Trustee

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew C. DuFour, Trustee of The Matthew C.DuFour Revocable Trust UAD December 10, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th day of March, 2021.

_____
Notary Public

ALEXANDER SANCHEZ
Notary Public
State of Washington
Commission Number 201505
My Commission Expires
07/16/2022

My Commission Expires: 7/16/2022

STATE OF WA

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin R. DuFour, Trustee of The Kristin R. DuFour Revocable Trust UAD December 10, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th day of March, 2021.

_____
Notary Public

ALEXANDER SANCHEZ
Notary Public
State of Washington
Commission Number 201505
My Commission Expires
07/16/2022

My Commission Expires: 7/16/2022

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