WARRANTY DEED

Karen Johnson Davidson County
Batch# 655465 DEEDWARR
06/11/2021 01:53:04 PM 2 pgs
Fees: $13.00 Taxes: $9,453.50

20210611-0079160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-07-2024

(AFFIX SEAL)

GORDON HOLZINGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan M. Schader and Sarah B. Schader, Trustees	New Owner	
(NAME)	(NAME)	131-07-0-089.00
1308 Lone Oak Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM E. BENDELL AND JOHANNA C. BENDELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN M. SCHADER AND SARAH B. SCHADER, TRUSTEES OF THE RYAN M. AND SARAH S. SCHADER FAMILY TRUST DATED DECEMBER 7, 2007, AS AMENDED,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Lone Oak Heights, of record in Plat Book 1424, Page 2, Amendment in Book 1710, Page 323, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Bendell and Johanna C. Bendell, husband and wife, by Warranty Deed from Chesnut Infill GP, a Tennessee general partnership, of record in Instrument No. 20201116-0134691, Register's Office for Davidson County, Tennessee, dated November 12, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1308 Lone Oak Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 10th day of June, 2021

William E. Bendell
by J. Greg Hardeman, Atty in Fact

WILLIAM E. BENDELL

BY: J. GREG HARDEMAN, ATTORNEY IN FACT

Johanna C. Bendell
by J. Greg Hardeman, Atty in Fact

JOHANNA C. BENDELL

BY: J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of June, 2021, before me personally appeared **J. Greg Hardeman**, to me known to be the person who executed the foregoing instrument on behalf of **William E. Bendell and Johanna C. Bendell** and acknowledged that he executed the same as the free act and deed of **William E. Bendell and Johanna C. Bendell**.

Witness my hand and official seal this 10th day of June, 2021.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May, 2 2022

Kathy Snider
Notary Public