WARRANTY DEED

Karen Johnson Davidson County
Batch# 664964 DEEDWARR
06/25/2021 10:25:13 AM 2 pgs
Fees: $13.00 Taxes: $2,108.63

20210625-0086356

W-SB-P-21-1610B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Michael Schimmer	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
1610 B 7th Avenue North	**2050 Parkway Office Circle**	**081-12-0Q-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Hoover, AL 35244**	
(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, **THOMAS LEE JAMES AND MARY BETH M. JAMES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SCHIMMER, AN UNMARRIED MAN,** 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 Unit B as shown on the Plat attached to the Declaration of Covenants, conditions, and Restrictions for 1610 Townhomes as shown in instrument No. 20120424-0035178 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Lee James and Mary Beth M. James, husband and wife by Warranty Deed from Preet Paris Sethi, an unmarried woman of record in Instrument No. 20170302-0020697 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20120424-0035178, 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: **1610 B 7th Avenue North, Nashville, Tennessee 37208**.

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 11th DAY OF JUNE, 2021.

Thomas Lee James by John Gleaves Attorney in Fact

Thomas Lee James by John Gleaves
Attorney in Fact

Mary Beth M. James by John Gleaves Attorney in Fact

Mary Beth M. James by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS LEE JAMES AND MARY BETH M. JAMES, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS LEE JAMES AND MARY BETH M. JAMES.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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