THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30531

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 737,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF July, 2021.

M. Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 674763 **DEEDWARR**
07/12/2021 10:08:10 AM 2 pgs
Fees: $13.00 Taxes: $2,728.75

20210712-0093173

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC M. CATHERINE CLEARWATER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Bryan Statham, Jr.	NEW OWNER	MAP
3814 Auburn Lane #913		PARCEL 116-08-0-122.00
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, **Monika Schmidt, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Bryan Statham, Jr.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 15 of Block C on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 15 fronts 85.5 feet on the Northerly margin of auburn Lane and extends back 220.1 feet on the Easterly line and 251 feet on the Westerly line, to the Southerly line of Lot No. 7, measuring 75.6 feet thereon.

Being the same property conveyed to Axel Grothey, a single man and Monika Schmidt, a single woman, as Joint tenants with right of survivorship by Warranty deed from Unlimited Homes Group, Inc, a Florida Corporation of record in Instrument No. 20200218-0017568 Register's Office for Davidson County, Tennessee, dated February 13, 2020 and recorded on February 18, 2020.

Being the same property conveyed to Monika Schmidt by Tennessee Quitclaim deed from Axel Grothey of record in Instrument No. 20200724-0081497 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 24, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3814 Auburn Lane #913, Nashville, TN 37215.**

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 the 6th day of July, 2021.

Monika Schmidt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monika Schmidt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of July, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE