THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540889

Karen Johnson Davidson County
Batch# 860509 DEEDWARR
05/23/2022 10:22:19 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20220523-0059409

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David J. Schrieber and Melanie A. Schrieber 5136 Traceway Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155 16 0A 150.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael E. Mecredy and Elise A. Mecredy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David J. Schrieber and Melanie A. Schrieber, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 297, on the Plan of Traceside, Section Six, of record in Book 9700, Page 268, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael E. Mecredy and Elise A. Mecredy, husband and wife, by Warranty Deed from Jay M. Lipschutz and wife, Barbara Lipschutz, of record in Instrument No. 20121026-0098173, in the Register's Office of Davidson County, Tennessee, dated October 25, 2012 and recorded on October 26, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Traceside, Section Six, as recorded in Plat Book 9700, Page(s) 268 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Subdivision Plat Traceside, as recorded in Plat Book 7900, Page(s) 705 .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504 as Amended and Restated in Book 9435, Page 493 and Amended in Book 9677, Page 675.

Easement for Right of Way, recorded in Book 3533, Page 299.

Easement for Water Line, recorded in Book 9306, Page 279.

This is improved property located at 5136 Traceway Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2022.

Michael E. Mecredy

Elise A. Mecredy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. Mecredy and Elise A. Mecredy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2022.

Notary Public
My Commission Expires:

