File No. 22-38120

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,767.00 SUBSCRIBED AND SWORN TO BEFORE ME Amber E. Gruszczynski, THIS THE 22 day of August, 2022. Notary Public MY COMMISSION EXPIRES: 5/9/2026 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 922010 DEEDWARR 09/27/2022 02:42:30 PM 5 pgs Fees: $28.00 Taxes: $750.24 20220927-0106977	

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Resolutions Title Inc.
15455 Conway Road, Suite 310
Chesterfield, MO 63017

22-38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric Schell	Eric Schell	108070B08300CO
300 Timberway Circle	300 Timberway Circle	
Nashville, TN 37214	Nashville, TN 37214	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SCHREIBER PROPERTIES, LLC**

A LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF TN.

(***"GRANTOR"***), HAVING A MAILING ADDRESS OF **300 TIMBERWAY CIRCLE NASHVILLE, TN 37214,** HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ERIC SCHELL, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, (***"GRANTEE"***) HAVING A MAILING ADDRESS OF **300 TIMBERWAY CIRCLE, NASHVILLE, TN 37214,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, AS PARTICULARLY DESRIBED IN EXHIBIT A (THE ***"PROPERTY"***). THIS IS IMPROVED PROPERTY KNOWN AS 300 TIMBERWAY CIRCLE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD THE SAME, TOGETHER WITH ALL RIGHTS AND APPURTENANCES TO THE SAME BELONGING, UNTO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS FOREVER.

Grantor hereby covenants that Grantor and its successors and assigns do and will Warrant and Defend the title to the Property unto Grantee, and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor, but none other, excepting, however, the general taxes for the calendar year 2022 and thereafter, and special taxes or assessments becoming a lien after the date of this Deed, and those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

[*signatures appear on following page*]

IN WITNESS WHEREOF, parties of the first part have hereunto set their hands the day and year above written

Grantor(s)
Schreiber Properties, LLC

By: _____, MEMBER
Earl G. Schreiber, Member

By: _____, member
Tammy J. Schreiber, Member

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 22 day of August, 2022, by Earl G. Schreiber and Tammy J. Schreiber of Schreiber Properties, LLC, a limited liability company of the state of , and the foregoing instrument was signed on behalf of said limited liability company by authority of its operating agreement; and the said Schreiber Properties acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the jurisdiction aforesaid, the day and year first above written.

[Notary Seal]

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

Printed Name: Amber E. Gruszczynski

My Commission Expires: 5/9/2026

EXHIBIT A

Legal Description

Being Unit No. 83-L (Unit No. 83, Building L) of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plan of Timber Lake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete and accurate description thereof.

Being the same property conveyed to Schreiber Properties, LLC, a Tennesee limited liability company, by deed recorded as instrument No. 20220113-0005204 in the Register's Office of Davidson County, Tennesee.

EXHIBIT B
Permitted Encumbrances

1. Rights of the public, the municipality and the state in and to that part of the land taken and/or used for roads and highways, if any.

2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, according to instrument recorded in (book) 5856 (page) 80, of the official property records of Davidson County, Tennessee.

4. Building lines, covenants, conditions, restrictions, dedications, reservations, easements, assessments, liens, charges, terms and provisions in the document recorded in (book) 6546 (page) 947 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

5. Building lines, covenants, conditions, restrictions, dedications, party wall agreements, reservations, easements, assessments, liens, charges, terms and provisions as per Master Deed thereof recorded in Plat (book) 6549 (page) 475 of the Davidson County, Tennessee Records.

Note: Instrument of Clarification according to instrument recorded in (book) 6561 (page) 141 of the Davidson County Records.

Note: Instrument of Correction according to instrument recorded in (book) 7153 (page) 617 of the Davidson County Records.

6. Easement for Television Cable granted to Elm Hill Builders, Inc. according to instrument recorded in (book) 6587 (page) 204, of the official property records of Davidson County, Tennessee.

7. Easement granted to Comcast of Nashville I, LLC according to instrument recorded in (instrument) 20180207-0012286, of the official property records of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Blake Budde, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/22/2022 (date of document).

Affiant Signature

8/26/2022
Date

State of MO

County of SAINT CHARLES

Sworn to and subscribed before me this 22 day of AUGUST, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/2022

NOTARY'S SEAL

COURTNEY MARIE ZIEGLER
Notary Public, Notary Seal
[illegible]