Karen Johnson Davidson County
Batch# 923514 **DEEDWARR**
36251-8 09/30/2022 09:56:31 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20220930-0107958

Box 14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2022.

Notary Public

My commission expires: 10/23/2023

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amy Bynum	Neighborhood Mortgage Inc.	172-14-0A-039.00-CO
1004 Huntmaster Circle	1835 Lockeway Drive, STE 306	
Nashville, TN 37211	Alpharetta, GA 30004	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael J. Schiele and Patricia D. Schiele, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Amy Bynum, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section One, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Page 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Michael J. Schiele, an unmarried man by Warranty deed from Beazer Homes Corp. dba Phillips Builders of record in Book 10563, page 503, Register's Office for Davidson County, Tennessee, dated July 30, 1997 and recorded on August 08, 1997. (Value or consideration shown in aforementioned deed $233,240.00.)

Being the same property conveyed to Patricia D. Schiele by Quitclaim deed from Michael J. Schiele of record in Instrument No. 20020903-0105790 Register's Office for Davidson County, Tennessee, dated August 21, 2002 and recorded on September 03, 2002. (Value of consideration shown in aforementioned deed $0.00.)

This is ☐ improved ☐ unimproved property known as **1004 Huntmaster Circle, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

4. Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 9700, Pages 308 and 309, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Wexford Downs, of record in Book 10292, Page 51, Register's Office for Davidson County, Tennessee. 3) All matters as shown on the Plan of record in Plat Book 9700, Page 221, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 4) Permanent Easement Agreement to Nashville Gas Co. in Book 10359, Page 615, said Register's Office. 5) Deeds of conveyance to Metro Government for water mains of record in Book 11201, Page 766, and Book 11444, Page 149 and 177, Register's Office for Davidson County, Tennessee. 6) Charter of Wexford Downs Homeowners' Association, Inc. of record in Book 10500, Page 444, amended in Instrument No. 20060202-0013172. 7) Dedication of Common Areas to Wexford Downs Homeowners Association, Inc., of record in Book 10937, Page 789, Register's Office for Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2022.

Patricia D. Schiele

Michael Schiele

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patricia D. Schiele and Michael Schiele, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2022.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 22-000731-524