# WARRANTY DEED

STATE OF California
COUNTY OF San Diego
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 th Day of October, 2000.

Notary Public

MY COMMISSION EXPIRES: 11/30/2003

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/30/00 14:00 3pgs
Fees:15.00 Taxes:784.40

20001030-0107463

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 15
Brentwood, TN 37027
File No. 200011378

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Renee Schatz | Renee Schatz | Map 171-03-0-B |
| (NAME) | (NAME) | |
| 641 Old Hickory Blvd., Unit No. 10 | P.O. Box 9920 | |
| (ADDRESS) | (ADDRESS) | Parcel 056.00 |
| Brentwood, TN 37027 | Rancho Santa Fe, CA 92067 | |
| (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 considerations, the receipt of which is hereby acknowledged, we, **Wilma K. Fleischer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Renee Schatz Revocable Trust** hereinafter called the GRANTEE(S), 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 Unit No. 89 on the Plan of Revised Phase One, Townhomes of Fredricksburg, of record in Book 9700, page 236, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilma K. Fleischer by QuitClaim Deed from the Fleischer Family Partnership of Record in Book 11660, page 415, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 10126, page 435, Book 10224, page 683 and corrrected in Book 10294, page 850, Register's Office for Davidson County, Tennessee; By-Laws of Record in Book 10126, page 489 and in Book 10275, page 959, RODC; Easements in Book 7993, page 269, Book 7851, page 712, Book 7358, page 643, Book 9607, page 431, RODC; Dedication of site drainage easement in Book 10012, page 756, RODC; Charter in Book 10126, page 430, RODC; Subject to all matters as shown on the plan of Record in Book 9700, page 236, said Register's Office.

This is unimproved ( )
improved( x ) property, known as 641 Old Hickory Blvd., Unit No. 10 Brentwood TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 27th Day of October, 2000.

Wilma K. Fleischer

**Wilma K. Fleischer**

STATE OF TENNESSEE )
) ss:
COUNTY OF Davidson Davidson)

Before me, the undersigned Notary Public, personally appeared Wilma K. Fleischer, widowed, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th Day of October, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIA

County of SAN DIEGO

On October 24, 2000 (DATE) before me, Amy L. Jackson, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Renee Schatz (NAME(S) OF SIGNER(S)),

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ESI1 AMY L. JACKSON COMM. #1243936 Notary Public-California SAN DIEGO COUNTY My Comm. Exp. Nov. 30, 2003 ESI1

WITNESS my hand and official seal.

Amy L. Jackson.
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

**SIGNER IS REPRESENTING:**
NAME OF PERSON(S) OR ENTITY(IES)

_____

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

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