WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$207,000.00**

Bret P. Wolcott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret P. Wolcott	**SunTrust Bank**	**131-5-16**
(NAME)	(NAME)	
3517 Trimble Road	**P. O. Box 305110/7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	**Nashville, TN 37230-5110**	
(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, WE, **Dean Tschetter and wife, Michele Tschetter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bret P. Wolcott, an unmarried man**, 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. 25 on the Plan of Russwood Heights, as of record in Book 2133, page 12 and 13, Register's Office for said County, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Dean Tschetter and wife, Michele Tschetter by deed from Mark Jackson Smith, Jr. and Cecilia Edith Smith, both unmarried of record in Book 9855, page 897, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **3517 Trimble Road, Nashville, TN 37215**

(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 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 our hands this 28th day of December, 2001.

Dean Tschetter BY
Dean Tschetter
By: Martin Fischer, his Attorney-In-Fact HIS POA

Michele Tschetter BY
Michele Tschetter
By: Martin Fischer, her Attorney-In-Fact HER POA

Davidson County DEEDWARR
Recvd: 01/03/02 08:48 2pgs
Fees:13.00 Taxes:765.90

20020103-0000709

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Martin Fischer** with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Attorney-in-Fact for the within named **Michele Tschetter** and being authorized to act on behalf of said person she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2001.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

My Commission Expires JULY 26, 2003

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Martin Fischer** with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Attorney-in-Fact for the within named **Dean Tschetter** and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003