WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tricia R. Schelzig and Erik J. Schelzig	Bank of America	
(NAME)	(NAME)	
4710 Dakota Avenue	9000 Southside Blvd., #600	91-15-365
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jacksonville, FL 32256	
(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, **WILLIAM H. ANDERSON AND WIFE, RITA D. ANDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRICIA R. SCHELZIG AND HUSBAND, ERIK J. SCHELZIG,** 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. 611, Block 28, on the Plan of Charlotte Park Addition to West Nashville, as shown on the Plat of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. Anderson and wife, Rita D. Anderson by deed from Sam A. Davis, II, unmarried, dated August 31, 2004, of record as Instrument No. 20040908-0108705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2006 real property taxes which have been prorated and assumed by the grantees.

unimproved ☐

This is improved ☒ property, known as 4710 Dakota Avenue, Nashville, TN 37209

(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.

Davidson County DEEDWARR
Recvd: 05/09/06 13:28 2 pgs
Fees:13.00 Taxes:1224.70
20060509-0054298

Witness our hands this 5th day of May, 2006.

William H. Anderson

By: Roger B. Jackson ADF
Roger Jackson, Attorney in Fact

Rita D. Anderson

By: Roger B. Jackson ADF
Roger Jackson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER JACKSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William H. Anderson and Rita D. Anderson** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 5th day of May, 2006.

Amy Adams Gowan
Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE