WARRANTY DEED

R-VRES-11-2804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

John Chadwick Schultz
Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2011.

Notary Public

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(MY COMMISSION EXPIRES: 10·16·11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Chadwick Schultz	Fifth Third Mortgage	
2804 Westwood Avenue (ADDRESS)	(NAME) 5001 Kingsley Dr, MD: 1MOCBQ (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	104-14-117.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOU ANN ZELENIK, UNMARRIED AND KERRI ZELENIK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN CHADWICK SCHULTZ , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF THE EASTERLY 150 FEET OF THE SOUTHERLY 115 FEET OF LOT NO. 32 ON THE MAP OF BELAIR, AS OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID PART OF LOT NO. 32 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WESTWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 115 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LOU ANN ZELENIK, A SINGLE WOMAN, AND KERRI ZELENIK, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM MARILYN A. CAVAGNARO, JEAN WHITE AND GEORGE EDWARD CAVAGNARO, RECORDED ON THE 5TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040405-0037865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 6; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF GRANTOR KERRI ZELENIK.

unimproved ( )
This is improved (X) property, known as 2804 Westwood Avenue, Nashville, Tennessee 37212
(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 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.

BILL GARRETT, Davidson County
Trans:T20110051035 DEEDWARR
Recvd: 08/18/11 15:14 2 pgs
Fees:13.00 Taxes:1350.50
20110818-0064095

Witness my/~~our~~ hand(s) this 16th day of August, 2011.

Lou Ann Zelenik

Kerri Zelenik by Lou Ann Zelenik as 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, Lou Ann Zelenik, the within named bargainor, 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.

Witness my hand-and-official seal, this the 16 day of August, 2011.

Notary Public
My Commission Expires: 10.16.11
(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lou Ann Zelenik, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Kerri Zelenik, and acknowledged that he/she executed the same as the free act and deed of the said Kerri Zelenik.

Witness my hand and official seal, this the 16 day of August, 2011.

Notary Public
My Commission Expires: 10.16.11
(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903