WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083931 DEEDWARR
Recvd: 11/06/14 11:24 2 pgs
Fees:13.00 Taxes:1109.63
20141106-0102605

B-BR-14-3803-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2014.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Kay Schoerke	NEW OWNER	
(NAME)	(NAME)	
3803A Woodmont Lane		**116-12-0-B-001.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **LARRY E. WACHOLTZ, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE KAY SCHOERKE, UNMARRIED,** 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 Unit A in Auburn Terrace, a Horizontal Property Regime, located at 3803 Woodmont Lane, in Nashville, Tennessee, as shown on the Plan attached as Exhibit A to the Master Deed establishing Auburn Terrace, as of record in Book 5513, Page 136, and as amended in Book 5556, Page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry E. Wacholtz, married by deed from James Kevin Offutt and wife, Denise V. Offutt, of record in Instrument No. 20031008-0149436 Register's Office for Davidson County, Tennessee, dated October 01, 2003 and recorded on October 08, 2003 and re-recorded on November 05, 2003 in Instrument No. 20031105-0162560, Register's Office for Davidson County, Tennessee, and further vested in Larry Edward Wacholtz by Final Decree of Divorce of record in Instrument Number 20050721-0085229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 277, and attached as Exhibit "A" to the Master Deed of record in Book 5513, Page 136, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Auburn Terrace of record in Book 5513, Page 136, as amended in Book 5556, Page 311, Register's Office for Davidson County, Tennessee.
- By-Laws of the Association of Owners of Auburn Terrace of record in Book 5513, Page 142, as amended in Book 5556, Page 311, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3803A Woodmont Lane , Nashville, Tennessee 37215**.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 4th DAY OF NOVEMBER, 2014.

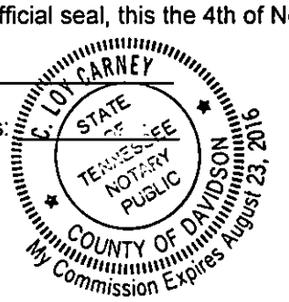
Larry E. Wacholtz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY E. WACHOLTZ, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212