BILL GARRETT, Davidson County
Trans:T20150038216 DEEDWARR
Recvd: 05/18/15 10:00 2 pgs
Fees:13.00 Taxes:1036.00
20150518-0045275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 280,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2015.

Notary Public

My commission expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ERNEST J. SCHLEUSENER** | **COMMUNITY MORTGAGE, LLC DBA Community Mortgage Advisros** | **06213005200** |
| **2311 MCGAVOCK PIKE** | **19045 E VALLEY VIEW PKWY. STE F** | |
| **NASHVILLE, TN 37216** | **INDEPENDENCE MO 64055** | |
| | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**GARY GOSSETT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ernest J. Schleusener and Heather Schleusener, husband and wife**

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 PART OF LOT NO. 33 ON THE PLAN OF RIVERWOOD SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, ALSO BEING LOT NO. 3 ON THE UN-RECORDED PLAN OF THE SUBDIVISION OF A PART OF SAID LOT NO. 33, DESCRIBED ACCORDING TO A SURVEY MADE BY CANTRELL, CONNELL AND GREEK, ENGINEERS, MARCH 20, 1950, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERLY SIDE OF MCGAVOCK PIKE, AT THE CORNER OF LOTS NOS. 1 AND 3 AS SHOWN ON SAID SURVEY, SAID CORNER BEING N 18 DEGREES 15' E 119 FEET, N 22 DEGREES 24' E 100 FEET AND N 31 DEGREES 43' E 76 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID MCGAVOCK PIKE AND THE EASTERLY LINE OF RIVERWOOD DRIVE; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 1 AND 3, NORTHWESTERLY 89.5 FEET TO AN IRON PIN, THE CORNER OF LOTS NOS. 1 AND 3 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 2 AND 3, NORTHERLY 88 FEET TO AN IRON PIN IN A BRANCH OR DRAIN; THENCE WITH SAID DRAIN N 56 DEGREES 15' E 136 FEET TO AN IRON PIN AT THE CORNER OF LOTS NOS. 3 AND 4 SOUTHEASTERLY 153 FEET TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF SAID PIKE; THENCE WITH SAID PIKE, S 54 DEGREES 01' W 20 FEET, S 48 DEGREES 24' W 100 FEET AND S 31 DEGREES 43' W 24 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY GOSSETT, BY WARRANTY DEED FROM THOMAS P. HATFIELD, JR. ET UX, NANCY E. HATFIELD, DATED 07/09/2014 AND

RECORDED ON 07/17/14 IN INSTRUMENT NUMBER 20140717-0063459, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO THOMAS P HATFIELD, JR ET UX, NANCY R HATFIELD FROM WILLIAM S DAWSON, THOMAS R DAWSON, AND RONALD L DAWSON, ALL THE HEIRS AT LAW OF THOMAS EDWARD DAWSON, DECEASED, AND ANNA RAY DAWSON BY DEED DATED 1/21/74, AND RECORDED 1/28/74 IN BOOK 4782, PAGE 544, SAID REGISTER'S OFFICE. There is a typographical error on the Warranty Deed in instrument #20140717-0063459 in that the derivation clause references the wrong book and page. The correct page should read 4783, not 4782.

SUBJECT PROPERTY WAS NEVER THE SOLE PRICIPAL RESIDENCE OF SAID GRANTOR, HIS SPOUSE, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2311 MCGAVOCK PIKE, NASHVILLE, TN 37216.

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 in 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 my/our hand(s) this 21st day of April, 2015.

GARY GOSSETT

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, GARY GOSSETT, the within named Grantor(s), 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, at office, this 21st day of April, 2015.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY