BILL GARRETT, Davidson County
Trans:T20150052726 DEEDWARR
Recvd: 06/30/15 15:50 2 pgs
Fees:13.00 Taxes:972.73
20150630-0063325

WARRANTY DEED

MARSCHALL-H15149

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF June, 2015

(Affix Seal) Notary Public

My Commission Expires: 6-6-2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Theodore Marschall	New Owner	097.16-0A-111.00 CO
4817 Peninsula Pointe Drive		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONALD KROECKEL AND WIFE, DIANE S. KROECKEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THEODORE MARSCHALL, 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 Lot No. 111 on the Plan of Peninsula, a Planned Unit Development, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald Kroeckel and wife, Diane S. Kroeckel by deed from Signature J. Homes, Inc. of record at Book 200202190021086, recorded on 02/19/2002, Register's Office for Davidson County, Tennessee.

This coveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of The Peninsula Homeowners' Association, Inc., of record in Book 9564, Page 693, and as amended in Book 9754, Page 35, in Book 219, further amended in Book 11258, Page 85, said Register's Office: easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

( ) unimproved
This is (X) improved property known as 4817 Peninsula Pointe Drive, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 11th day of June, 2015 :

Ronald Kroeckel

Diane S. Kroeckel

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named RONALD KROECKEL AND WIFE, DIANE S. KROECKEL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 11th day of June, 2015.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015