WARRANTY DEED

File #15084593

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: . 8-23-2016
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20150070036 DEEDWARR
Recvd: 08/19/15 14:51 2 pgs
Fees:13.00 Taxes:610.50
20150819-0083707

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore R. Skolits and Nikayla R. Skolits	Mortgage Investors Group	149-05-0-251.00
(NAME)	(NAME)	
5012 Countryside Drive	8320 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(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, I/WE, **Robert D. Sauer, Jr. and Wife, Amanda R. Sauer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theodore R. Skolits and Nikayla R. Skolits, 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:

Being Lot No. 121, on the plan of Pebble Trail-Section I, as the same appears of record in Plat Book 6900, Page 990, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Robert D. Sauer, Jr. and Wife, Amanda R. Sauer, by Warranty Deed from Pebble Trails Estates, Inc., dated 05/04/1992, of record in Book 8625, Page 451, said Register's Office.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6900, Page 990, said Register's Office.; Restrictive Covenants as of record in Book 8176, Page 296, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **5012 Countryside Drive, Antioch,TN,37013**
(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.

Witness our hands this 17th day of August, 2015.

Robert D. Sauer, Jr.

Amanda R. Sauer

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Robert D. Sauer, Jr. and Amada R. Sauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of August, 2015.

Notary Public

Commission expires:

8/18/18

STATE OF TENNESSEE NOTARY PUBLIC
Vanessa E. Allen
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130