WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7750 KARRELS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Edward W. Karrels	Edward W. Karrels	13110005400
4620 Chalmers Drive	115 Gardengate Drive	
Nashville, TN 37215	Franklin, TN 37069	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTHA M. STASASKI, TRUSTEE OF THE STASASKI JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D APRIL 18, 2001

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

EDWARD W. KARRELS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4620 Chalmers Drive, Nashville, TN 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/or 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/or 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 its hand on the 3rd day of September, 2015.

THE STASASKI JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D APRIL 18, 2001

BY: Martha M. Stasaski

Martha M. Stasaski, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Martha M. Stasaski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of **THE STASASKI JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D APRIL 18, 2001** within named barganor, a Trust, and that Martha M. Stasaski, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of September, 2015.

Notary Public

My Commission Expires

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20150076440 DEEDWARR
Recvd: 09/08/15 15:29 2 pgs
Fees:13.00 Taxes:1591.00

20150908-0091311

15-7750 KARRELS JV

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 202 on the Plan of Section I, Tynewood Estates, as of record in Book 2900, Page 88, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from Louis J. Stasaski, and Martha M. Stasaski, Individually to Louis J. Stasaski, having since died on August 8, 2001 and wife, Martha M. Stasaski, Sole Trustee of the Stasaski Joint Revocable Living Trust Agreement U/A/D April 18, 2001, as recorded on the 23rd day of April, 2001 in Instrument No. 20010423-0040131 and Warranty Deed from J. Fred Robinson and wife, Virginia D. Robinson to Louis J. Stasaski and wife, Martha M. Stasaski, as recorded on the 25th day of July, 1961 in Deed Book 3253, Page 403, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, TYNEWOOD ESTATES, as recorded in Plat Book 2900, Page(s) 88, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3069, Page 566, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement recorded in Book 4269, Page 197.