BILL GARRETT, Davidson County
Trans:T20150083179 DEEDWARR
Recvd: 09/30/15 12:32 2 pgs
Fees:13.00 Taxes:2092.07

20150930-0099316

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $565,425.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public
My commission expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016

03-1509-38439

Address of New Owner:	Send Tax Bills to:	Tax Information:
James A. Karlik 108 Groome Dr Nashville TN 37205	PHH Mortgage Corporaton 1 Mortgage Way Mount Laurel, NJ 08054	129-07-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars &.no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George R. Bredensteiner and wife, Susan S. Bredensteiner**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James A. Karlik and Rebecca J. Moon**, hereinafter called the Grantees, their successors 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 Lot No. 48, on the Plan of West Meade Farms Inc., Section VI, of record in Book 2331, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George R. Bredensteiner and wife, Susan S. Bredensteiner by deed from Charles Thomas Mudd and wife, Geraldine H. Mudd, dated May 24, 1990, recorded May 29, 1990, of record in Book 8118, Page 92, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Groome Dr, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of September, 2015.

George R. Bredensteiner

Susan S. Bredensteiner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **George R. Bredensteiner and Susan S. Bredensteiner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of September, 2015.

State of Tennessee at Large

My Commission expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016