Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150083323 DEEDWARR
Recvd: 09/30/15 14:37 2 pgs
Fees:13.00 Taxes:1054.13

20150930-0099498

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF **SEPTEMBER, 2015.**

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. KACZMAREK, ET UX		**142-11-0-137.00**
(NAME) **7136 BIRCH BARK DRIVE**	(NAME) NEW OWNER	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, RUDY SCHINDLER, KURT SCHINDLER, TINA SCHINDLER, MARILYN SCHINDLER LAUGEN, AND SUSAN SCHINDLER YONTZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS J. KACZMAREK AND CLARE E. KACZMAREK, 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 Lot No. 5 on the Plan of Valley West, Section 5, of record in Book 4175, Page 64, Register's Office for said County, to which reference is here made to said plan for a more complete and accurate description thereof.

Being the same property conveyed to Martha E. Schindler from C & S Builders, Inc. by warranty deed dated October 2, 1969 of record in Book 4371, page 22, said Register's Office. Further, being the same property conveyed to Harold W. Schindler, et ux, Martha E. Schindler from Howard F. Butler, Trustee, by quitclaim deed dated December 7, 1973, of record in Book 4770, Page 553, said Register's Office. The said Harold W. Schindler having since died on March 13, 1992 leaving Martha E. Schindler (a/k/a Martha McIntyre Schindler) as the surviving tenant by the entirety. The said Martha McIntyre Schindler having since died on or about March 11, 2015. The Last Will and Testament of Martha M. Schindler devised said real property to Rudy Schindler, Kurt Schindler, Tina Schindler, Marilyn Schindler Laugen, and Susan Schindler Yontz -Docket No. 15P-432, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Being further conveyed to Rudy Schindler, Kurt Schindler, Tina Schindler, Marilyn Schindler Laugen, and Susan Schindler Yontz, by Executor's Deed dated July 31, 2015, of record in Instrument No. 20150731-0075697, said Register's Office.

Martha E. Schindler, Martha McIntyre Schindler, and Martha M. Schindler are one and the same person.

See Limited Powers of Attorney for Rudy Schindler, Kurt Schindler and Susan Schindler Yontz being recorded simultaneously herewith of record in Instrument No. 20150930-0099495, Instrument No. 20150930-0099496, and Instrument No. 20150930-0099497, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4175, page 64 and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **7136 BIRCH BARK DRIVE, NASHVILLE, TN 37221**
(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 28th day of September, 2015.

Rudy Schindler
By: Tina Schindler, his Attorney in Fact
Rudy Schindler
By: Tina Schindler, his Attorney in Fact

Kurt Schindler
By: Tina Schindler, his Attorney in Fact
Kurt Schindler
By: Tina Schindler, his Attorney in Fact

Tina Schindler
Tina Schindler

Marilyn Schindler Laugen
Marilyn Schindler Laugen

Susan Schindler Yontz
By: Tina Schindler, her Attorney in Fact
Susan Schindler Yontz
By: Tina Schindler, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Schindler and Marilyn Schindler Laugen,** the bargainors, 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 office this 28 day of September, 2015.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of September, 2015, before me personally appeared **Tina Schindler**, Attorney-in-Fact for **Rudy Schindler, Kurt Schindler, and Susan Schindler Yontz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rudy Schindler, Kurt Schindler, and Susan Schindler Yontz**, and who acknowledged that she executed the same as the free act and deed of **Rudy Schindler, Kurt Schindler, and Susan Schindler Yontz.**

Witness my hand and official seal at office this 28 day of September, 2015.

My Commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public