WARRANTY DEED

RETURN TO: **BOX 10-A**

Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Levine Kosser	SAME	
(NAME)	(NAME)	
111 Hampton Place		117-7-C 111.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **KAREN W. SCHAFFER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **A LIFE ESTATE TO MICHAEL J. KOSSER WITH THE REMAINDER IN FEE SIMPLE TO GINA LEVINE KOSSER,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 111 on the Plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen W. Schaffer by deed from Jon S. Ladd, married, of record in Instrument No. 20000627-0063717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 5200, Page 421, said Register's Office; Master Deed and Bylaws of record in Book 5891, Page 897, said Register's Office; Charter of record in Book 5894, Page 756 and Book 7866, Page 388, said Register's Office; and Easement of record in Book 4110, Page 257, said Register's Office.

This is improved x property, known as 111 Hampton Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved

BILL GARRETT, Davidson County
Trans: T20150086736 DEEDWARR
Recvd: 10/12/15 13:55 2 pgs
Fees: 13.00 Taxes: 1248.75
20151012-0103658

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 my hand this 8th day of October, 2015.

Karen W. Schaffer

KAREN W. SCHAFFER

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 Karen W. Schaffer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of October, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015