WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110530 DEEDWARR
Recvd: 12/31/15 13:52 2 pgs
Fees:13.00 Taxes:481.00

20151231-0131656

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

GREGORY D. VADNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 29 day of December, 2015.

Notary Public

My Commission expires: 4-24-19

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karla Lee	~~Bank of Tennessee~~ Karla Lee	075-08-0-247.00
128 Vandiver Dr.	128 Vandiver Dr.	
Madison, TN 37115	Madison, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Albert A. Schloezer and Kathy A. Schloezer, Joint Trustees for the Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Karla Lee**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 559 on the Plan of Section Ten, Tulip Grove, as of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Albert A. Schloezer and Kathy A. Schloezer, Joint Trustees for the Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust from Robert F. Langford, a married man by Warranty Deed on February 11, 2008, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6062, Page 276, Register's Office for Davidson County, Tennessee.

This is improved property known as: **598 Tulip Grove, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 29, 2015.

Albert A. Schloezer and Kathy A. Schloezer,
Joint Trustees for the Albert A. Schloezer and
Kathy A. Schloezer 2001 Revocable Living
Trust

Albert A. Schloezer Trustee
By: Albert A. Schloezer, Trustee

Kathy A. Schloezer, Trustee
By: Kathy A Schloezer, Trustee

STATE OF California

COUNTY OF Solano

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Albert A. Schloezer, Trustee and Kathy A. Schloezer, Trustee Trustees** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 29, 2015

My commission expires 10/23/2018

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Solano)ss.
On 12/29/15 before me, N. Dang, Notary Public,
personally appeared Albert A. Schloezer and Kathy A. Schloezer
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

N. DANG
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2087225
SOLANO COUNTY
My Comm. Exp. October 23, 2018