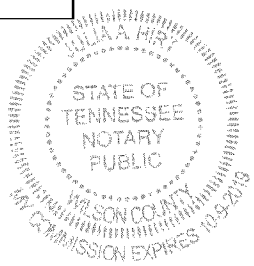
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/16 12:11 2 pgs
Fees:13.00 Taxes:407.00
20160307-0021524



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 10-9-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randall K. Pemberton	Randall K. Pemberton	136 15 0B 143.00
(NAME)	(NAME)	
3401 Anderson Rd., Unit 100	1088 Lock 4 Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carolyn S. Schlosser, widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall K. Pemberton**, 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: Unnamed

Land in Davidson County, Tennessee, being Unit No. 100 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record as Instrument No. 200403190031383 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Ronald W. Schlosser and Carolyn S. Schlosser, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated May 27, 2005 and recorded May 31, 2005 as Instrument No. 200505310061116, in said Register's Office for Davidson County, Tennessee. The said Ronald W. Schlosser having died January 17, 2011, leaving Carolyn S. Schlosser as sole tenant by its entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 3401 Anderson Rd., Unit 100, Antioch, TN 37013

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, has 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 4th day of March, 2016.

Carolyn S. Schlosser

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carolyn S. Schlosser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2016.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018

File Number: MTJ-161044FC