NEW OWNER:

SPENCER AND KARI ESSENPREIS
5632 REGATTA BLVD
HERMATIGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 16-0504

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH PERFORMED.

Map & Parcel 098090A06800CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160036099 DEEDWARR
Recvd: 05/02/16 13:56 3 pgs
Fees:17.00 Taxes:962.00
20160502-0042815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBRA M. MEADOR, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SPENCER ESSENPREIS and KARI ESSENPREIS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 168 on the plan of Lakeshore, Phase 2B, as of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra M. Meador, a married person, by deed from Frank Batson Homes, Inc., dated April 29, 1994, and of record in Book 9333, page 305, Register's Office for Davidson County, Tennessee. The spouse of Debra M. Meador, Steven Meador, is deceased.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 5632 Regatta Blvd., Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 599, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 28th day of April, 2016.

DEBRA M. MEADOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBRA M. MEADOR**, 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 office this 28th day of April, 2016.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2016.

NOTARY PUBLIC

My commission expires: 10/23/19

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY