Davidson County	DEEDWARR
Recvd: 06/16/16 11:29	3 pgs
Fees:18.00 Taxes:969.40	
20160616-0061078	

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day June of

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracey Schmidt	People's Home Equity	126 15 0B 325.00
(NAME)	(NAME)	
6753 Boundary Run	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Two Thousand And No/100 Dollars ($262,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hans Hesse and Sally Hesse, husband and wife, and Rachel M. Hesse, a single woman**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Tracey Schmidt, and unmarried woman**, 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. 49 on the Plan of Section Four Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006343, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Further being the same property conveyed to Rachel M. Hesse, unmarried and Hans Hesse and Sally Hesse, husband and wife by Warranty Deed from Melanie Bass and Jason Bass, wife and husband dated November 10, 2014 and recorded November 12, 2014 as Instrument No. 201411120104535, in said Register's Office for Davidson County, Tennessee.

Power of Attorney from Hans Hesse to Rachel M. Hessee dated 6/10/16, and recorded on 6/10/16 as Instrument No. 20160616-0061076, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-162821SSO

Power of Attorney from Hans Hesse to Rachel M. Hessee dated 6/10/16, and recorded on 6/10/16 as Instrument No. 20160616-0061077, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 6753 Boundary Run, Nashville, TN 37221

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 10th day of June, 2016.

Hans Hesse by Rachel m Hesse Attorney in fac
Hans Hesse by Rachel M. Hesse, Attorney-in-Fact

Sally Hesse by Rachel m Hesse Attorney in fact
Sally Hesse by Rachel M. Hesse, Attorney-in-Fact

Rachel m Hesse
Rachel M. Hesse

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Rachel M. Hesse, individually and as attorney-in-fact for Hans Hesse and Sally Hesse the within named 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 10th of June, 2016.

Jenny C Wong
Notary Public

My Commission Expires: 2/6/2019

(SEAL)

Notary Public
State of Washington
JENNY C WONG
MY COMMISSION EXPIRES
February 06, 2019

File Number: GRN-162821SSO

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-21-19

Notary' Seal (if on paper)

