WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2016.

Amy Dieterle
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-16-321-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lucas Seitz	New owner	
(NAME)	(NAME)	**103-08-0B-321.00-CO**
321 Sloan Rd	321 Sloan Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4640	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL SCHUSTER, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUCAS SEITZ, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 321 of Parklane Condominiums, Phase V, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated; under the Master Deed establishing Parklane Condominiums, Phase V of record in Book 7896, Page 710; amended in Book 7937, Page 67, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Daniel Schuster, an unmarried person by Warranty deed from Gayle Vranic f/k/a Gayle M. Schmunk, married of record in Instrument No. 20110623-0048070 Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 23, 2011.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase Vof record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110623-0048070 in the Register's Office for Davidson County, Tennessee.
- By-Laws of Parklane Condominiums of record in Book 7376, Page 571 and Book 7376, Page 580, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of The Parklane Homeowners Association of record in Book 7710, Page 305, amended in Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee.
- Unrecorded lease as contained in Deed of Exchange from L. Douglas Haury and wife, Evelyn C. Haury of record in Book 7088, Page 367, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019394, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **321 Sloan Rd , Nashville, Tennessee 37209-4640**.

BILL GARRETT, Davidson County
Trans: T20160067016 DEEDWARR
Recvd: 08/03/16 15:23 3 pgs
Fees: 18.00 Taxes: 777.00

20160803-0080477

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF AUGUST, 2016.

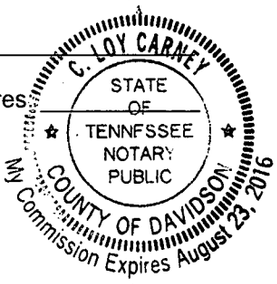
Daniel Schuster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL SCHUSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2016.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

P16-22363

SELLERS FINAL PROPERTY DISCLOSURE

For
321 Sloan Road, Nashville, TN 37209

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *TCA, 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows:

X **NO CHANGE**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property sold is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

_____ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith:

_____ **EXEMPT FROM REPORTING**
The Property meets one of the exemptions as found in the Tennessee Residential Property Disclosure Act (*Tennessee Code Annotated,* 66-5-201, et seq.), incorporated herein by reference, and is therefore exempt from the Tennessee Residential Property Disclosure Act.

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer on this 2nd day of August, 2016.

BUYER:

Lucas Seitz

SELLER:

Daniel Schuster