BILL GARRETT, Davidson County
Trans: T20160075659 DEEDWARR
Recvd: 08/30/16 11:31 2 pgs
Fees: 13.00 Taxes: 288.60
20160830-0090690

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2016

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The 411 Raintree Place Trust 411 Raintree Place Hermitage, TN 37076-2813	New Owner	086-11-0B-010.00-[illegible]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erik Anschicks, a single man, Earl Anschicks and wife, Laura Anschicks,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain, Trustee of The 411 Raintree Place Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, Building No. 9, on the Plan of Raintree Village (a Condominium), as shown on the Revised Phase 2 & 2A, Hermitage Woods, Condominium Apartments of record in Plat Book 4860, Page (s) 62 through 64, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Garage No. 9-2 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Erik Anschicks and Earl N. Anschicks and wife Laura A. Anschicks by Warranty deed from Roger P. Smith, married of record in Instrument No. 20040817-0099421 Register's Office for Davidson County, Tennessee, dated August 13, 2004 and recorded on August 17, 2004.

This property is improved property known as **411 Raintree Place, Hermitage, TN, 37076-2813.**

This conveyance is subject to the following; (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 4860, Page Pages 62 through 64; (3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 4753, page 258, and in any allied instrument(s) referred to in said restrictions; (4) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Raintree Village, and recorded in Book 4753, page 140 and amended in Book 4980, page 378 and Book 5165, page 781 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940,with bylaws as shown of record in said Master Deed; (5) By-Laws of Hermitage Woods, Phase II Raintree Village of record in Book 5122, page 878; Book 6229, page 970 and Book 10382, page 596; (6) Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101; All being of record in the

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of August, 2016.

Erik Anschicks

Earl N. Anschicks

Laura A. Anschicks

STATE OF IL

COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erik Anschicks, Earl Anschicks, and Laura Anschicks** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 18th day of August, 2016.

Notary Public

My Commission expires: 03/27/2019

Official Seal
Gina Marie Ulaszek
Notary Public State of Illinois
My Commission Expires 03/27/2019

FILE NO: 2016074608