BILL GARRETT, Davidson County
Trans:T20160078279 DEEDWARR
Recvd: 09/07/16 11:04 2 pgs
Fees:13.00 Taxes:1110.00
20160907-0093929

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

KEVIN P. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires Nov 5, 2019

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristen Deal and Erin Roche	Shelter Lending Services	**141-14-0-030**
719 Harpeth Parkway West	4000 N. Brown Deer Rd. Ste. E	
Nashville, TN 37221	Brown Deer, WI 53209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Kenneth J. Schrott and wife, Janice L. Schrott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kristen Deal and Erin Roche, a married couple

HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 45, as shown on the map entitled the Plan of Harpeth Valley Park, Section 1, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENNETH J. SCHROTT AND WIFE, JANICE L. SCHROTT, AS TENANTS BY THE ENTIRETY, by deed from JEANNIE FAYE K. WATLER, UNMARRIED, of record in Book 7855, page 897, dated May 31, 1989, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 719 Harpeth Parkway West, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this 2nd day of September, 2016.

Kenneth J. Schrott

Janice L. Schrott

Janice L. Schrott

State of Tennessee
County of Davidson

On this 2nd day of September, 2016, before me personally **Kenneth J. Schrott and wife, Janice L. Schrott,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

