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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16099232** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $406,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of September, 2016.<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20160083769 DEEDWARR
Recvd: 09/23/16 13:45 4 pgs
Fees:23.00 Taxes:1502.20
20160923-0100534

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Andrew St. Marie and Lauren St. Marie<br>4100 ABERDEEN RD<br>Nashville, TN 37205-1808 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>10308019200 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dina R. Romeo and Hilda S. Golden, as the heirs-at-law of Gertrude Schlanger and as the Personal Representatives of the Estate of Gertrude Schlanger** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Andrew St. Marie and Lauren St. Marie, husband and wife and Nicholas St. Marie, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "K" on the MAP OF CHEROKEE PARK, SECTION NO. III, as of record in Book 843, Pages 2 and 3, Register's Office for said County, and a part of Mockingbird Road, that was closed by Ordinances of the City of Nashville, being known as Bill #63-501, approved March 27, 1963, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 4, 1964, as follows:

Beginning at a point in the Northerly margin of Aberdeen Road, at the corner of Lots 18 and 19; thence with the line between said lots, Northerly 176.9 feet to the line of Lot No. 20; thence along the line of Lot 20, and said line extended, Easterly 92.5 feet to the Northwest corner of the lot that was conveyed to Darlean Bell Lewis, et al, by deed of record in Book 3641, Pg. 243; thence Southerly 180 feet to the North margin of Aberdeen Road, in the exact center of said Mockingbird Road, now closed; thence with the margin of said Aberdeen Road, Westerly 85 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Aron Schlanger and wife, Gertrude Schlanger to Ira T. Adams and wife, Martha S. Adams, as recorded on the 22nd day of July, 1964 in Deed Book 3792, Page 922; part of Quitclaim Deed from Joe Kraft, Trustee to Gertrude Schlanger, as recorded on the 7th day of December, 1979 in Deed Book 5541, Page 134 and part of Will in Instrument No. 20160829-0089970, in the Register's Office of Davidson County, Tennessee.

Gertrude Schlanger having died November 30th, 2015 in Shelby County, Tennessee. Dina S. Romeo and Hilda S. Golden being her surviving heirs-at-law. Petition for Admission of Will to Probate and Grant of Letters Testamentary recorded in Instrument No. 20160829-0089970, in the Register's Office of Davidson County, Tennessee. Dina R. Romeo and Hilda S. Golden appointed as Personal Representatives of the Estate of Gertrude Schlanger and are empowered to convey subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECTION NO. III, as recorded in Plat Book 843, Page(s) 2 and 3.

This is improved property located at 4100 ABERDEEN RD Nashville TN 37205-1808.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 20th day of September, 2016.

Dina S. Romeo

Dina S. Romeo

STATE OF TN )
COUNTY OF Shelby )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dina S. Romeo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of September, 2016.

Notary Public

My Commission Expires: 12/9/2017

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. DEC. 09, 2017

The Estate of Gertrude Schlanger

By: Dina S. Romeo, Personal Representative

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dina S. Romeo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she a Personal Representative of The Estate of Gertrude Schlanger, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20 day of September, 2016.

Notary Public

My Commission Expires: 12/9/2017

MARY W. FRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 09, 2017

Hilda S. Golden

Hilda S. Golden

STATE OF Texas )
COUNTY OF Denton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hilda S. Golden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of September, 2016.

Notary Public
My Commission Expires: 3-18-2017

VIQUE MORRISON
Notary Public
State of Texas
Comm. Expires 03-18-2017

The Estate of Gertrude Schlanger

By: Hilda S. Golden, Personal Representative

STATE OF ~~TENNESSEE~~ Texas )
COUNTY OF ~~DAVIDSON~~ Denton )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hilda S. Golden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she a Personal Representative of The Estate of Gertrude Schlanger, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20 day of September, 2016.

Notary Public
My Commission Expires: 3-18-17

VIQUE MORRISON
Notary Public
State of Texas
Comm. Expires 03-18-2017