THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160089030 DEEDWARR
Recvd: 10/10/16 11:43 2 pgs
Fees:13.00 Taxes:725.51
20161010-0106867

ADDRESS NEW OWNER
Pamela Klos
2528 Somerset Drive
Nashville, TN 37217

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 135 16 0A
PARCEL 099.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Paul Richards as Conservator for Daniel Roemer,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Pamela Klos,** 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. 72 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village, as of record in Plat Book 5200m, Page's 186, 187, 188, & 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel J. Roemer by Successor Trustee's Deed from Fred Russell Harwell, Successor Trustee, dated November 22, 2000, of record in Instrument No. 20001122-0115403, Register's Office for Davidson County, Tennessee.
Daniel J. Roemer and Daniel Roemer are one and the same person.
Paul Richards is signing as Conservator for Daniel Roemer by Order of Motion for Approval Case Number 2011PR43 as filed in District Court, La Plata County, Colorado.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants and Restrictions of record in Book 4827, Page 14; Supplement in Book 5465, Page 561, and Amendment Supplement in Book 5588, Page 429; By Laws of record in Instrument No. 20150914-0093006; Charter of Nashboro Village HOA in Book 5576, Page 419; Easements of record in Book 437, Page 14, Book 75, page 192, Book 3955, Page 180, and Book 4821, Page 111; Right of Way Easement in Book 4588, Page 473; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page's 186, 187, 188, & 189, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2528 Somerset Drive Nashville, TN 37217.**

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, 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 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 6th day of October, 2016.

Paul Richards, Conservator

Daniel Roemer
By: Paul Richards, Conservator

STATE OF MISSOURI
COUNTY OF Marion

On this 6th day of October, 2016, before me personally appeared Paul Richards, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Daniel Roemer, and who acknowledged that he executed the same as the free act and deed of Daniel Roemer.

Witness my hand and official seal at Hannibal Missouri this 6th day of October, 2016.

Julia Cragen
NOTARY PUBLIC

JULIA CRAGEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Ralls County
My Commission Expires: November 29, 2019
Commission Number: 11273248

My Commission Expires: November 29, 2019

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $196,084.87.

Pamela Kyles
AFFIANT

Subscribed and sworn to before me this 7th day of October, 2016.

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20