Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Samuels and Elizabeth Samuels, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel A. Kauke and Christina Kauke, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee. being Lot No. 4, on the Plan of Brown Meadows, of record in Plat Book 2854, page 113, Register's Office for Davidson County, Tennessee, for which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Samuels, unmarried by deed from Volunteer State Properties, LLC, dated April 28, 2015, of record in Instrument No. 20150430-0038907, Register's Office for Davidson County, Tennessee. Steven Samuels is now married to Elizabeth Samuels. Elizabeth Samuels joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1107 Campbell Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of October, 2016.

Steven Samuels

Elizabeth Samuels

BILL GARRETT, Davidson County
Trans:T20160093093 DEEDWARR
Recvd: 10/21/16 10:05 2 pgs
Fees:13.00 Taxes:1479.63
20161021-0111329

State of Tennessee)
County of Davidson)

On this 18th day of October, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven Samuels and Elizabeth Samuels, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH W. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 399,900.00.

Affiant

Sworn and subscribed before me on this the 18th day of October, 2016.

Notary Public

My Commission Expires: 10/8/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Dan Kauke
1107 Campbell Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
83-3-222.00