NEW OWNER:
RJ FOERSTER
6136 HAMPTON HALL WAY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
USAA Federal Savings Bank
PO Box 650660
Dallas, TX 75265-0669

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1819

Map & Parcel
098050A00900

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160111114 DEEDWARR
Recvd: 12/19/16 09:28 3 pgs
Fees:18.00 Taxes:888.00
20161219-0132651

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAUL SCHEPPF, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RJ FOERSTER and JENNIFER L. FOERSTER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 9 on the Plan of Hampton Hall, a Planned Unit Development, Section One, as shown on the plat of the same of record in Plat Book 9700, Pages 290 and 291, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PAUL SCHEPPF, unmarried by Warranty Deed from Gary B. Webb and Jackie A. Webb, husband and wife, dated August 31, 2012, and of record in Instrument No. 20120913-0082969, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6136 HAMPTON HALL WAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 290 and 291, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, HANNAH SCHEPPF, wife of the said PAUL SCHEPPF, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of December, 2016.

PAUL SCHEPPF

HANNAH SCHEPPF

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAUL SCHEPPF and HANNAH SCHEPPF**, 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 office this 16th day of December, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of December, 2016.

NOTARY PUBLIC

My commission expires: 7.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.