Warranty Deed

BILL GARRETT, Davidson County Trans:T20160114945 DEEDWARR Recvd: 12/30/16 09:48 2 pgs Fees:13.00 Taxes:921.30 20161230-0137267	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $249,000.00 Affiant Subscribed and sworn to before me, this the 29th day of December, 2016. Notary Public My commission expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas James Schleiter	Perl Mortgage, INC.	
2326 Fernwood Drive	1250 E. Diehl Rd	072-08-0-191.00
Nashville, TN 37216	Ste 100 Naperville, IL 60563	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH COX AND CHARLES KNAPP, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS JAMES SCHLEITER, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 273 on the Plan of Dalewood, Section IV of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James B. Wilson and wife, Evelyn A. Wilson by deed from Steven O. Martin and wife, Frieda Pate Martin of record in Book 1938, page 481, Register's Office for Davidson County, Tennessee, dated January 15, 1951 and recorded on January 20, 1951.

The said James Buford Wilson, Sr. died intestate June 8, 2007 and Evelyn Alleva Trotter Wilson died intestate June 25, 2014.

Affidavit as to Heirs states that the heirs of Evelyn A. Wilson are her children: James B. Wilson, Jr., Sherril L. Charlton and Evelyn King, recorded as Instrument No. 20140909-0082613 and Instrument No. 20140909-0082614, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Cox and Charles Knapp, wife and husband by Warranty deed from James B. Wilson Jr., Sherrill L. Charlton and Evelyn King, Heirs of Evelyn A. Wilson of record in Instrument No. 20140909-0082617 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 09, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2326 Fernwood Drive, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2016.

Sarah Cox by Nathan Weinberg
her attorney-in-fact

Charles Knapp by Nathan Weinberg
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg as attorney in fact for Sarah Cox and Charles Knapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of December, 2016.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public