PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20170021265 DEEDWARR
Recvd: 03/13/17 11:42 3 pgs
Fees: 18.00 Taxes: 1136.34
20170313-0024378

ADDRESS NEW OWNER:
Russell Jerry Rice et ux
5601 Cloverland Dr. #105
Brentwood, TN 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
United Wholesale Mortgage
1414 E. Maple Road
Troy, MI 48083

Map/Parcel
#160150CO1300CO

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Leann Schulz, Trustee, LeAnn Schulz Trust U/W dated July 1, 2014, and James B. Mercer, Trustee, James B. Mercer Trust U/W dated July 1, 2014, each as to an undivided 50% interest as tenants in common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Russell Jerry Rice and Janice Sue Rice, husband and wife,** 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 **Unit 105** in **Cloverland Hall, a Horizontal Property Regime**, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown by plat of Cloverland Hall recorded in Instrument #20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument #20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto recorded in Instrument #20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to JoAnne A. Mercer, Trustee, James D. Mercer Exempt Family Trust U/W dated July 23, 2004 by Executor's Deed dated November 20, 2014, from JoAnne A. Mercer, Executrix of the Estate of James D. Mercer, Deceased, of record in Instrument #20141124-0107717, Register's Office for Davidson County, Tennessee. JoAnne A. Mercer died on October 16, 2016, and LeAnn Schultz is now the Trustee. The subject property was further conveyed by Quitclaim Deed dated March 7, 2017, wherein LeAnn Schulz, Trustee, James D. Mercer Exempt Family Trust U/W dated July 23, 2004, conveyed the above property to LeAnn Schulz, Trustee, LeAnn Schulz Trust U/W dated July 1, 2014, a fifty percent (50%) interest, and to James B. Mercer, Trustee, James B. Mercer Trust U/W dated July 1, 2014, a fifty percent (50%) interest, as Tenants in Common, of record in Instrument #20170308-0022841, as corrected by Scrivener's Affidavit of record in Instrument # 20170308-0023124, both of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **5601 Cloverland Drive, Unit 105, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **9th** day of **March, 2017.**

LeAnn Schulz , Trustee, LeAnn Schulz Trust U/W dated July 1, 2014

James B. Mercer, Trustee, James B. Mercer Trust U/W dated July 1, 2014

By: _____
LeAnn Schulz, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leann Schulz , Trustee, LeAnn Schulz Trust U/W dated July 1, 2014**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2017.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **LeeAnn Schulz,** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **James B. Mercer , Trustee, James B. Mercer Trust U/W dated July 1, 2014**, for the purposes therein contained, by virtue of a Limited Durable Power of Attorney duly executed by the said **James B. Mercer , Trustee, James B. Mercer Trust U/W dated July 1, 2014**, and recorded simultaneously herewith in Instrument #20170313-0024377, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 9th day of March, 2017.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $307,120.00.

Connie L Jones
AFFIANT

Subscribed and sworn to before me on this 9th day of March, 2017.

Christine L. Lind
NOTARY PUBLIC

My Commission Expires: 9.18.17

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.