WARRANTY DEED

LISA S. GEOGHEGAN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BE ON THE 17TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8996 SCHULT JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Dolan Schult	New Owner	117070F02100CO
3435 Golf Club Lane		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY T. KLEINAU, N/K/A MARY KLEINAU REINMILLER*, AND HUSBAND, THOMAS REINMILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THOMAS DOLAN SCHULT, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3435 GOLF CLUB LANE, Nashville, TN 37215

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 17th day of July, 2017.

Mary T. Kleinau, n/k/a Mary Kleinau Reinmiller

Thomas Reinmiller

BILL GARRETT, Davidson County
Trans:T20170061188 DEEDWARR
Recvd: 07/18/17 10:09 2 pgs
Fees:13.00 Taxes:1295.00
20170718-0072073

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARY T. KLEINAU N/K/A MARY KLEINAU REINMILLER AND THOMAS REINMILLER, the bargainor(s), 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 Franklin, Tennessee, this 17th day of July, 2017.

Notary Public

My Commission Expires: 7/6/2020

CHAD I. PEARMAN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

A condominium apartment in Davidson County, Tennessee, being Unit 21 of Brighton Court, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6629, Page 532 and amended in Book 6912, Page 158 and Book 6912, Page 163, Register's Office for said County to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary T. Kleinau*, an unmarried woman by Warranty Deed from Robert B. Gribble and wife, Glenda E. Gribble, recorded on the 30th day of March, 2010 in Instrument No. 20100330-0023508, in the Register's Office of Davidson County, Tennessee.

*Mary T. Kleinau, having since married Thomas Reinmiller is now known as Mary Kleinau Reinmiller.
* Thomas Reinmiller, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Charter of Brighton Court Condominium Homeowners' Association, Inc. recorded in Book 6965, Page 624, as amended in Book 7936, Page 335.

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON COURT, PHASE ONE of record in Book 6629, Page 532 , as supplemented by instrument(s) of record in Book 6912, Page 158 and amended in Book 6912, Page 163; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Easement for Sanitary Sewer and/or storm drainage, recorded in Book 4076, Page 518.

f. Storm Water Detention Agreement as set forth in instrument recorded in Book 6436, Page 578.

g. First Amendment to By-Laws recorded in Book 10364, Page 141.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.