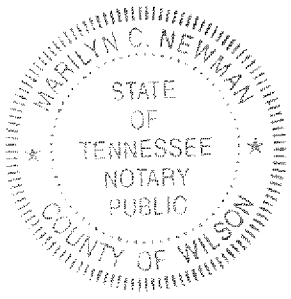
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Barbara L. Schrader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara L. Schrader	Primary Residential Mortgage, Inc	043-04-0A-042.00-CO
(NAME)	(NAME)	
808 Northstar Court	1480 North 2200 W	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/07/17 15:28 3 pgs
Fees:18.00 Taxes:1139.60
20170807-0080768

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brad Pitzer and wife, Kaatje Pitzer, (erroneously spelled as Ptizer on current deed)**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barbara L. Schrader and Conrad A. Reiber, as joint tenants with rights of survivorship,**, hereinafter called the GRANTEE(S), their heirs and/or 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. 42, on the First Revision, Final Plat of Cluster Lot Subdivision, RIVER LANDING, Section 1, Phase 1 (Formerly Known As: Windstar Estates Section 1, Phase 1), of record in Instrument no. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Pitzer and wife Kaatje Pitzer (erroneously spelled as Ptizer on current Deed) by Warranty Deed from Classic Homes BOS, LP, dated 07/27/2007, recorded 07/30/2007 of record in Instrument No. 20070730-0090006, in the Register's Office for Davidson County, Tennessee. Kaatje Ptizer and Kaatje Pitzer being one and the same person.

Subject to the following: Taxes for the year 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Instrument No. 20060918-0115492, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060502-0050264, Amended and Restated Master Declaration of record in Instrument No. 20150520-0046604, Amendment of record in Instrument No. 20151202-0121305, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060620-0073693, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060815-0100349, Amendments of record in Instrument No. 20160927-0101746, Instrument No. 20170413-0036210, the Register's Office for Davidson County, Tennessee; Flowage Easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee; Consent to Easement of record in Book 4859, Page 950, in the Register's Office for Davidson County, Tennessee; Grant of Utility Easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee; Boundary Line Agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee.

Petition for Condemnation of record in Book 8274, Page 619, in the Register's Office for Davidson County, Tennessee; Order of Condemnation and Appropriation of record in Book 8274, Page 624, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9411, Page 730, Book 9411, Page 739, Book 9411, Page 743 and Book 9872, Page 651, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20030710-0096041, in the Register's Office for Davidson County, Tennessee; Notice of Acceptance of Public Infrastructure of record in Instrument No. 20160811-0083768, in the Register's Office for Davidson County, Tennessee; Charter of the Homeowners Association of record in Instrument No. 20150611-0055225, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 808 Northstar Court, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 4th day of August, 2017.

Brad Pitzer

Kaatje Pitzer

State of Tennessee
County of Wilson

Personally appeared before me Brad Pitzer and Kaatje Pitzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

