Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0245

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170072564 DEEDWARR
Recvd: 08/22/17 09:10 2 pgs
Fees: 13.00 Taxes: 1176.60
20170822-0085929

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-26-20

(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
Douglas G. Schueler	Peoples Home Equity Inc.	086-04-OD-014.00
(NAME)	(NAME)	
2125 Gina Lane	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael Ester and wife, Judy Ester**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Douglas G. Schueler and Robyn Schueler, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 14, on the Plan of Final Plat of Tulip Reserve Subdivision, a Residential Cluster-Lot Subdivision (RS-15) of record in Plat Instrument No. 20091211-0113296, 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 Michael Ester and wife, Judy Ester by Warranty Deed from Robert E. Katcavage and wife, Patricia A. Katcavage, dated 03/31/2016 recorded 04/06/2016 of record in Instrument No. 20160406-0033132, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Instrument No. 20091211-0113296, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20100712-0054510, By-Laws of record in Instrument No. 20100712-0054511 as corrected of record in Instrument No. 20100812-0063715, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement of record in Book 8275, Page 576, in the Register's Office for Davidson County, Tennessee; and (4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080118-0005993, 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 2125 Gina Lane, Hermitage, TN 37076
(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), 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), 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 11 day of August, 2017.

Michael Ester by Judy Ester attorney in fact
Michael Ester

Judy Ester
Judy Ester

State of Tennessee
County of Wilson

On this 11th day of August, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Judy Ester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Michael Ester,** and is authorized by him and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Deed Book *, Page _____, Register's Office of Wilson Davidson County, Tennessee.

* 20170822-0085928

Notary Public

My Commission Expires: 5-17-21

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

State of Tennessee
County of Wilson

On this 11th day of August, 2017, before me personally appeared **Judy Ester**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that he executed the same to be her free act and deed.

Notary Public

My Commission Expires: 5-17-21

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

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Stewart Title Company Tennessee Division
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