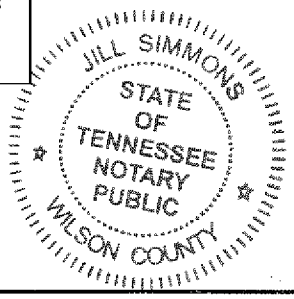
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/17 16:04 3 pgs
Fees:18.00 Taxes:1139.60
20170829-0088882



STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2017.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/14/19

(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
David Van Reenen	David Van Reenen	097-16-0A-111.00-CO
(NAME)	(NAME)	
4817 Peninsula Pointe Drive	4817 Peninsula Pointe Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Theodore Marschall, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David H. Van Reenen and Kathleen A. Van Reenen, Trustees of the Van Reenen Trust Dated February 18, 2015**, 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 111 on the Plan of The Peninsula, a Planned Unit Development, Phase Three, Section Two, of record in Plat Book 9700, Page 841, 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 Theodore Marschall by Warranty Deed from Ronald Kroeckel and wife, Diane S. Kroeckel, dated 06/11/2015, recorded 06/30/2015, of record in Instrument No. 20150630-0063325, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 841, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 9564, Page 693; (3) First Amendment to Declaration of record in Book 11258, Page 85; (4) Second Amendment to Bylaws of record in Instrument No. 20030313-0033780; (6) Supplementary Declaration of record in Book 10333, Page 219, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (7) Warranty Deed of Flowage and Roadway Easement of record in Book 3852, Page 639, in the Register's Office for Davidson County, Tennessee; (8) Easement of record in Book 3910, Page 247, in the Register's Office for Davidson County, Tennessee; (9) Deed of General Warranty, Flowage Easement and Roadway Easement of record in Book 3975, Page 452, in the Register's Office for Davidson County, Tennessee; (10) Boundary Plat of record in Book 7900, Page 854, in the Register's Office for Davidson County, Tennessee; (11) Amendment to The Bylaws of The Peninsula Homeowners Association, Inc., of record in Book 10973, Page 39, in the Register's Office for Davidson County, Tennessee; (12) Bylaws of The Peninsula Homeowners Association, Inc., of record in Book 11181, Page 371, in the Register's Office for Davidson County, Tennessee; (13) First Amendment to Bylaws of The Peninsula Homeowners Association, of record in Instrument No. 200008220083193, in the Register's Office for Davidson County, Tennessee; (14) Easement for the flow of Precy Priest Lake, as much as thereon may

flow, from time to time.

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 4817 Peninsula Pointe Drive, 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 my hand this 28 day of August, 2017

Theodore Marschall

Theodore Marschall

State of Florida
County of Orange

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

WITNESS ~~my~~ hand and seal this 28th day of August, 2017.

Notary Public Jennifer L Kersey
My Commission Expires: 6-7-2020

JENNIFER L. KERSEY
Notary Public - State of Florida
Commission # FF 999742
My Comm. Expires Jun 7, 2020

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

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

