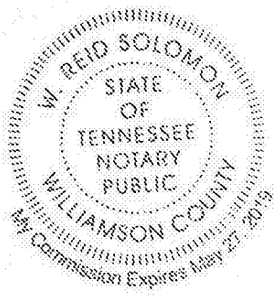
Bill Garrett Davidson County
Batch# 24602 DEEDWARR
11/09/2017 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20171109-0115793



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2017.

Notary Public

My commission expires: 5-27-19

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martin Posthauer **Joy Posthauer**	**New Owner**	**Map/Parcel: 159-02-0-001.00**
5317 Camelot Court		
Brentwood, TN 37027		

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

Donna L. Tidwell, Executrix for the Estate of Edward C. Schoenberger

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

Martin Posthauer and Joy Posthauer, 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 Lot No. 5 on the plan of Camelot Acres, Section One, as of record in Book 3700, Page 98, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to Edward C. Schoenberger and wife, Joan E. Schoenberger, by Warranty Deed, from James E. Patterson and Cecil F. Fox, dated August 21, 1967, of record in Book 4163, Page 604, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Joan E. Schoenberger, her heirs and assigns, by Quitclaim Deed, from Edward C. Schoenberger, Jr., dated March 28, 1994, of record in Book 9297, Page 687, Register's Office for Davidson County, Tennessee. Joan E. Schoenberger died on January 18, 2014. The Last Will and Testament of Joan E. Schoenberger devised all of her property to her husband, Edward C. Schoenberger, Jr. An Order Granting Petition To Probate Will For Establishing Muniment Of Title To Real Estate was filed in the Probate Court For Davidson County, Tennessee, Case No. 14P579. Edward C. Schoenberger, Jr., died on February 3, 2017, and his Last Will and Testament was filed in the Probate Court For Davidson County, Tennessee, Case No. 17P367. The Will directed that any real property owned by decedent at his death be administered as part of his probate estate subject to the control of the executrix for purposes of administration, as authorized by T.C.A. 31-2-103(a). Donna L. Tidwell, Executrix was issued Letters Testamentary by the Probate Court of Davidson County, Tennessee on March 9, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3700, Page 98, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5317 Camelot Court, Brentwood, TN 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 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 GRANTEES, 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 my hand this 7th day of November, 2017.

The Estate of Edward C. Schoenberger:

Donna L. Tidwell, Executrix

Donna L. Tidwell, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Donna L. Tidwell, Executrix for The Estate of Edward C. Schoenberger, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2017.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170448SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

