Return To: 18-0158
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 9, 2018.** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 93090 **DEEDWARR**
05/16/2018 12:40:42 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20180516-0046777

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #18-0158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane L. Jorgensen	Same as new owner	**43-9-226**
(NAME) **242 Dupont Ave**	(NAME)	
(ADDRESS) **Madison,TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Frank Richard Schliemann, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane L. Jorgensen, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 44 and the west 22 feet of Lot No. 43 of Block "B" on the Map of Woodlawn Estates of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank Richard Schliemann, unmarried person by Quitclaim Deed from Gayle Schliemann, unmarried, filed of record on May 3, 2018 as Instrument No. 20180503-0042199, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frank Richard Schliemann, unmarried person and Gayle Schliemann, unmarried, by Quitclaim Deed from Frank Richard Schliemann, dated July 28, 2016, filed of record in Instrument No. 20160906-0093394, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **242 Dupont Ave, Madison, TN 37115**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **May, 2018.**

Frank Richard Schliemann

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frank Richard Schliemann**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **9th** day of **May, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY