Lot 29

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2331

Bill Garrett Davidson County
Batch# 112403 DEEDWARR
07/03/2018 02:05:36 PM 2 pgs
Fees: $13.00 Taxes: $737.41

20180703-0064597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,300.00

Affiant

Subscribed and sworn to before me this the 2nd day of July, 2018

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Eastland Hulsey 692 Hunt Lane Lebanon, TN 37090	New Owner	086-07-0-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christopher Schoessel and Brittney L. Schoessel, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa Eastland Hulsey**, 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. 79 on the Plan of Phase II, Jackson's Retreat, of record in Plat Book 5200, page 673, as amended in Book 6407, page 79, Register's Office for Davidson County, Tennessee, to which plan and amendment reference are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Schoessel, an unmarried man by Warranty Deed from Larry Martin Saylors and wife, Debra Lynn Saylors, dated February 11, 2004, recorded February 17, 2004, of record in Instrument No. 20040217-0018185, Register's Office for Davidson County, Tennessee.

Brittney L. Schoessel joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1224 Jackson Hill Rd, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever 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, Grantor has executed this instrument on this 2nd day of July, 2018.

GRANTOR:

Christopher Schoessel

Brittney L. Schoessel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Schoessel and Brittney L. Schoessel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of July, 2018.



Notary Public
My Commission expires: 3/8/2021