WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2934779

Return to:

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $519,000.00

Affiant

Subscribed and sworn to me this the 28 day of September, 2018

Notary Public Larry N. Westbrook

My commission expires: 04/06/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
6037 Brentwood Chase Drive BRENTWOOD, TN 37027	Michael Schlacter Maureen Schlacter	New Owner	160-16-0B-075.00 CO

THIS INDENTURE is made effective the 16th day of July, 20 18, by **Sysouphanh Hanlotxomphou and Jennifer E. Davis, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Michael J. Schlacter and Maureen E Schlacter husband and wife Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Revision One, Section One, Brentwood Chase, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sysouphanh Hanlotxomphou and Jennifer E. Davis, husband and wife by Warranty deed from Christopher Pagel and wife, Alyssa Pagel of record in Instrument No. 20140716-0062947 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 16, 2014.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and subdivision and/or condominium declarations, covenants, restrictions, and easements of record, including, without limitation, all matters shown on the Plan of record in Plat Book 9700, Pages 936 through 941; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11388, Page 52 and Instrument Number 20000531-0053798, as amended in Instrument No. 20000831-0086366 Instrument No. 20031031-0160434 and Instrument No. 20031217-0180088; By-Laws of Brentwood Chase Community Association of record in Book 11388, Page 71, Instrument No.20161020-0111124 and Instrument No. 20161020-0111125; Declaration of Covenants and Restrictions for Lots Nos. 88 and 92 of Brentwood Chase, of record in Instrument No. 20030110-0004465 (Note: The Declaration described Lot No. 88 but not Lot No. 92); Quitclaim Deed conveyed to Brentwood Chase Community Association, Inc to be used as an amenities area of record in Instrument Number 20010208-0012529; Charter for Brentwood Chase Community Association of record in Instrument Number 20000524-0051842; P.U.D. Boundary of record in Book 9700, Page (s) 653 and 654; Easement for water mains and appurtenances of record in Book 8371, Page 320; Easement for drainage facilities of record in Book 7902, Page 389; Stormwater Detention Agreements of record in Book 11115, Page (s) 281 and 286, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all easements, and to all conditions as shown of Public Record.

Karen Y Johnson Davidson County
Batch# 147898 **DEEDWARR**
10/02/2018 10:20:27 AM 2 pgs
Fees: $13.00 Taxes: $1,920.30

20181002-0097589

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Sysouphanh Hanlotxomphou

Jennifer E. Davis

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sysouphanh Hanlotxomphou**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 16 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: Sept 7, 2021

CORTINA HOSCH-OWENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jennifer E. Davis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 16 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: Sept 7, 2021

CORTINA HOSCH-OWENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.