THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34578-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $87,500.00. Affiant Subscribed and sworn to before me this 28th day of December, 2018. Notary Public My Commission Expires: 1/20/19

JANET LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Charles B. Kositzke 1021 College Avenue Nashville, TN 37209	**Send Tax Bills To:** Charles B. Kositzke 3017 Worsham Springs Rd. Springfield, TN 37172	**Tax Information:** Map and Parcel No.: 091 04 0 063 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Schroeder and wife, Shirley Price**, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Carol Schroeder ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles B. Kositzke** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1021 College Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 179950 **DEEDWARR**
01/02/2019 03:19:03 PM 3 pgs
Fees: $18.00 Taxes: $323.75

20190102-0000469

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2018.

Carol Schroeder

Shirley Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Schroeder and Shirley Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2018.

Notary Public

My Commission Expires:

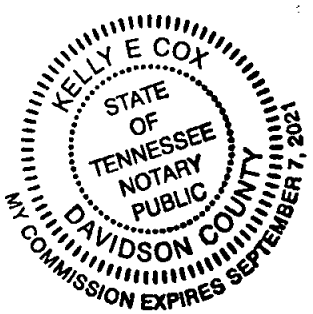


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of University Heights Subdivision Sect. 2, as of record in Plat Book 1424, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol Schroeder by Special Warranty Deed dated October 28, 2010 from Federal National Mortgage Association of record in Instrument No. 20101103-0088267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 091 04 0 063 00.
2. All matters appearing on the Plan of record as Book 1424, page 122, Register's Office for Davidson County, Tennessee.