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. 34599-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $223,000.00. Affiant Subscribed and sworn to before me this 10th day of January, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2020

WARRANTY DEED

Address New Owner: Thomas G. Polzine Susan M. Davies-Polzine Thomas A Polzine 239 Sailboat Drive Nashville, TN 37217	**Send Tax Bills To:** New owners	**Tax Information:** Map and Parcel No.: 149 04 0 245 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, **Richard A. Schlessman and wife, Catherine A. Schlessman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas G. Polzine and Susan M. Davies-Polzine, husband and wife, and Thomas A Polzine, an unmarried man** ("Grantee"), their 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 239 Sailboat Drive, Nashville, TN 37217.

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# 183731 **DEEDWARR**
01/14/2019 04:06:14 PM 3 pgs
Fees: $18.00 Taxes: $825.10

20190114-0003819

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VMS 18-237

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of January, 2019.

Richard A. Schlessman

Catherine A. Schlessman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Schlessman and Catherine A. Schlessman, 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 10th day of January, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 622 on the Plan of Section 13 Edge O Lake Estates, as of record in Plat Book 4175, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard A. Schlessman by deed dated September 23, 1983 from W. Rodney Hammond and wife, Andrita J. Hammond of record in Book 6143, page 823, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard A. Schlessman and wife, Catherine A. Schlessman by Quitclaim Deed from Brenda J. Fisher, Trustee dated October 16, 1989 of record in Book 7965, page 501.

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. 149 04 0 245 00.
2. Restrictive Covenants contained in an instrument of record in Book 4268, page 302, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4175, page 33, Register's Office for Davidson County, Tennessee.