THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420397

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY CO. ON EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 248017 DEEDWARR
06/25/2019 11:31:59 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20190625-0061325

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary M. Schimmer, Trustee and Priscilla R. Schimmer, Trustee 105 Postwood Place Nashville TN 37205	New Owner	Tax Parcel ID No. 103-15-0A-005.00 CO

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, **Steven Brunwasser and Katherine G. Brunwasser, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gary M. Schimmer and Priscilla R. Schimmer, Co-Trustees of the Gary M. Shimmer and Priscilla R. Schimmer Tenancy by the Entirety Trust, dated September 13, 2016**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Postwood Revised, of record in Plat Book 5200, page 104 and amended in Book 5505, page 948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVEN BRUNWASSER and KATHERINE G. BRUNWASSER, HUSBAND AND WIFE, by deed from KENNETH R. KRAFT, TRUSTEE OF THE ROBERT V. ELLIOTT REVOCABLE TRUST ESTABLISHED ON MARCH 31, 2010, of record in Instrument No. 20140327-0025547, dated March 26, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-15-0A-005.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 104 and amended in Book 5505, page 948, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5116, page 225, amended in Book 5635, page 706, corrected in Book 5794, page, further amended in Book 5910, page 322, Book 8240, page 746, Instrument No. 20000915-0091860, said Register's Office. Developers rights released in Book 5910, page 321, said Register's Office.

This is improved property located at 105 Postwood Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of June, 2019.

Steven Brunwasser

Katherine G. Brunwasser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Brunwasser and Katherine G. Brunwasser, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2019.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE