(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $192,000.00.

Coleen Meekins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of November, 2019.

Poly E Lavit
NOTARY PUBLIC

My commission expires: _____

Karen Johnson Davidson County
Batch# 314017 DEEDWARR
11/12/2019 09:06:59 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20191112-0116086

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jocelyn Clifford Edwards (NAME)	GFS Mortgage Corporation (NAME)	096160A08300CO
209 Lakebrink Drive (ADDRESS)	15430 W. Capitol Drive (ADDRESS)	
Nashville, TN 37214	Brookfield, WI 53005	

Warranty Deed

For and in Consideration of the sum of $192,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Phyllis W. Schiltz and Fred A. Schiltz, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jocelyn Clifford Edwards, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Larchwood, Phase One A, Section Four, a Planned Unit Development, of record in Book 6200, page 924, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Fred A. Schiltz and wife, Phyllis W. Schiltz, by Warranty Deed from Wesley Harris, married, joined by spouse, Eileen Harris, dated November 21, 2006, of record in Instrument No. 20061130-0147925, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Phyllis W. Schiltz, married, by Quitclaim Deed from Fred A. Schiltz, married, dated November 21, 2006, of record in Instrument No. 20061130-0147928, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 209 Lakebrink Drive, Nashville, TN 37214.

Fred A. Schiltz, husband of Phyllis W. Schiltz, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her/his rights, title, and interest, marital or otherwise, in and unto said property.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of November, 2019.

Phyllis W. Schiltz

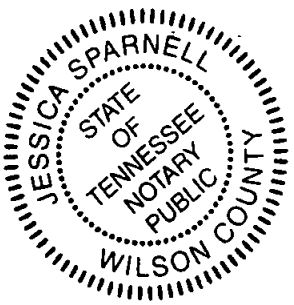
Fred A. Schiltz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis W. Schiltz and Fred A. Schiltz, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2019.

Notary Public
My Commission Expires: 4-22-23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122