THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627866**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Amanda Myers Affiant Subscribed and sworn to before me, this 13th day of July, 2020. Lori C. Warren Notary Public My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 439379 DEEDWARR
07/17/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20200717-0078584

WARRANTY DEED

Address New Owner: Josef Peter Kaul and Constance Grace Kaul 5024 Fredericksburg Way East Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 03 0A 033.00

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, **Rachael Schendel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josef Peter Kaul and Constance Grace Kaul, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 186, Section 1A, Fredericksburg, as shown on plat of record in Plat Book 7900, Page 529, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rachael Schendel, unmarried, by Warranty Deed from Jack B. Holmes and wife, Linda L. Holmes, of record in Instrument No. 20180928-0096132, in the Register's Office of Davidson County, Tennessee, dated September 26, 2018, and recorded on September 28, 2018.

Being the same property conveyed to Jack B. Holmes and wife, Linda L. Holmes, by Warranty Deed from Luiz Mineiro and wife, Amy Mineiro, of record in Instrument No. 20011121-0128192, in the Register's Office of Davidson County, Tennessee, dated November 14, 2001, and recorded on November 21, 2001.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1A, Fredericksburg, as recorded in Plat Book 7900, Page(s) 529.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary, Fredericksburg, as recorded in Plat Book 7900, Page(s) 509.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amenities Area, Fredericksburg, as recorded in Plat Book 7900, Page(s) 807.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, being amended by Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

This is improved property located at 5024 Fredericksburg Way East Brentwood TN 37027

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 13th day of July, 2020.

Rachael Schendel by SK, Attorney-in-Fact

Rachael Schendel
By: Shira Kingrey, Attorney-in-Fact

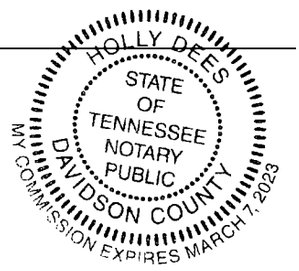
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, 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, and who further acknowledged that she is the Attorney-in-Fact for Rachael Schendel and that he is authorized by Rachael Schendel to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of July 2020.

Notary Public

My Commission Expires:



Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

