Return to: Cumberland Title 4733 Andrew Jackson Parkway, Hermitage, TN 37076

3

WARRANTY DEED

ESO-97-3631

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10709 PG 924
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Lita B. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: 8/25/98
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erleen A. Draughon (NAME)	Source One Mortgage Services (NAME)	64-12-A-232 CO
232 Harpers Mill Court (ADDRESS)	27555 Farmington Road (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3314 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert D. Schoenbachler and wife, Norma G. Schoenbachler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erleen A. Draughon, A Single Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain building identified as property map No. 232, as shown on the Plan of Fox Run, Section One (A Condominium), of record in Book 4860, Page 52, in the Davidson County Register's Office, to which plan reference is hereby made.

Being the same property conveyed to Robert D. Schoenbackler and wife, Norma G. Schoenbachler by deed from Robert Clement, Executor of record in Deed Book 9134, page 244, Register's Office for said County.

Said Grantors names in the above refernced deed erroneously spelled wrong, the correct spelling is Schoenbachler.

The above legal description is the same as used in the prior Deed.

This property conveyance is subject to the Plan of record in Plat Book 4860, page 52; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and

CONTINUED

unimproved ( )
is improved (X) property, known as 232 Harpers Mill Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of November, 19 97

Robert D. Schoenbachler
Robert D. Schoenbachler

Norma G. Schoenbachler
Norma G. Schoenbachler

LEGAL DESCRIPTION CONTINUATION

buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums, of record in Book 4860, page 52, Register's Office for Davidson County, Tennessee.

0376903

IDENTIFICATION/REFERENCE

97 DEC -5 AM 8:09

7593 12/05 0101 CASHIER 4[illegible]

BOOK 10709 PG 926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Schoenbachler and wife, Norma G. Schoenbachler

the bargainor s, 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 and official seal at Hermitage, Tennessee, this 24th day of November, 19 97.

Commission expires 3/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10709 PG 927

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH 12.00
CON TX 451.02
PRFEE 1.00
CHECK 464.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/97 01 09:18 0001 7593

0376903
IDENTIFICATION REFERENCE
97 DEC -5 AM 8:09
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No. 1228403