WARRANTY DEED

Instr:20000619060529 Page: 1 OF 2
REC'D FOR REC 06/19/2000 9:08:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $476.93

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devon A. Wainscott	Volunteer Trust Mortgage Corporation	Map 75-07
(NAME) 608 Dutchmans Drive	(NAME) 301 South Perimeter Park Drive, #125	Parcel 129.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(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, Cheryl G. Stone Schmaemen and husband, Rhett Schmaemen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devon A. Wainscott and Maria E. Payne, both unmarried persons, 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 Lot No. 204 on the Plan of Highlands of Tulip Grove, Section 1, as shown of record in Plat Book 4675, Page 26, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 5391, Page 126, and Book 11352, Page 733, Register's Office of Davidson County, Tennessee.

Rhett Schmaemen joins in this conveyance to convey any and all interest he may have in said property.

Subject to all matters as shown of plat of record in Plat Book 4675, Page 26, Register's Office of Davidson County, Tennessee.
Subject to easement as shown of record in Book 4128, Page 813, Register's Office of Davidson County, Tennessee.
Subject to a 30 foot minimum building setback line from Dutchmans Drive, as shown by survey by John Kohl & Company dated June 1, 2000.
Subject to a 10 foot public utility & drainage easement as shown by survey by John Kohl & Company dated June 1, 2000.

unimproved ☐
This is improved ☒ property, known as 608 Dutchmans Drive, Hermitage, TN 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 my/our hand(s) this 14th day of June, 2000.

Cheryl G. Stone Schmaemen

Rhett Schmaemen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Cheryl G. Stone Schmaemen and husband Rhett Schmaemen, the within named 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 Mt. Juliet, Tennessee this 14th day of June, 2000.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

