WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 4/22/2001
(AFFIX SEAL)

KRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria C. Schuman	PHH Mortgage Services	**123-2-124**
(NAME) **230 Antioch Pike**	(NAME) 3000 Leadenhall Road	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Mt. Laurel, NJ 08054	
(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, **John Enagonio and Glenda Jones-Enagonio**, **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Marie Schuman~~ XXXXXXXXXXX*, 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:

* Maria C. Schuman, unmarried
** husband and wife

See Exhibit "A"

Being the same property conveyed to John Enagonio and Glenda Jones, both unmarried persons by deed of record in Book 8783, Page 514, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John Enagonio and Glenda Jones Enagonio by Bobbie Eldridge as their Attorney-In-Fact pursuant to recorded Power of Attorney of record ~~in Instrument~~ //////////////////// *, in the Register's Office for Davidson County, Tennessee.

* of even date being recorded simultaneously herewith.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **230 Antioch Pike, Nashville, TN 37211**

(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.

Davidson County DEEDWARR
Recvd: 12/27/00 15:49 3pgs
Fees:15.00 Taxes:407.74

20001227-0126442

Witness **my/our hand(s)** this **20th day of December, 2000**.

John Enagonio by Bobbie Eldridge
John Enagonio

Glenda Jones-Enagonio by Bobbie Eldridge
Glenda Jones-Enagonio

State of Tennessee County of Davidson

On this 20th day of December, 2000 before me personally appeared Bobbie Eldridge, the person who executed the foregoing instrument on behalf of John Enagonio and Glenda Jones Enagonio, and acknowledged that she executed the same as the free act and deed of the said John Enagonio and Glenda Jones Enagonio, through Power of Attorney granted Bobbie Eldridge, by the said John Enagonio and Glenda Jones Enagonio .

Notary Public

Commission Expires: 2-18-01

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being a part of Lot No. 7 on the Plan of Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "I", Page 442, Chancery Court at Nashville, being Lot Nos. 1 and 2 on the unrecorded Map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

BEGINNING at the northwest corner of the Antioch Pike and Wingate Avenue; thence, with the northerly margin of said pike, westwardly 100 feet to the corner of Lot Nos. 2 and 3; thence, with the line between said two lots northwardly 170.2 feet; thence, eastwardly 100 feet to the westerly margin of Wingate Avenue; thence, with said Avenue, southwardly 172 feet to the BEGINNING.

INCLUDED in the above description but specifically excluded therefrom is a tract of land conveyed to Metropolitan Goverment of Nashville and Davidson County, Tennessee, by deed of record in Book 4388, Page 690, Register's Office for Davidson County, Tennessee, described as follows: A tract or parcel of land in the 30th Councilmanic District of Metropolitan Goverment of Nashville & Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded Map of A. C. Roth's property and described according to a right-of-way plan known as Old Antioch Pike, Project 64-R-2, made by the Public Works Department of said Goverment. Beginning at the present northwest intersection of said Goverment. Beginning at the present northwest intersection of Antioch Pike and Wingate Avenue; thence, with the margin of said Pike Westerly 14.23 feet to a point on a curve that has a 25 foot radius on the new relocated northerly margin of Antioch Pike; thence, northeasterly 22.25 feet along said curve to a point at its terminus; thence, North 89 degrees 10' East 5.0 feet along the new relocated northerly margin of Antioch Pike to a point on the present westerly margin of Wingate Avenue; thence, South 1 degree 43' West 19.83 feet along the present westerly margin of Wingate Avenue to the point of beginning and containing 269 square feet.