WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/29/01 08:26 2pgs
Fees:11.00 Taxes:251.60

20010329-0030096

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Reid	Gordon Reid	MAP 87-13
(NAME) 1013-1015 Central Valley Court	(NAME) SAME	PARCEL 83
(ADDRESS) Hermitage, TN 37075	(ADDRESS)	
(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, **Maurice J. Schwegman and Wife, Teri A. Schwegman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gordon Reid and Wife, Glenda Reid**, 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. 242 on the Plan of Section 4, Valley Grove of record in Plat Book 5800, Page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 242 fronts 30.0 feet on the northwesterly margin of Central Valley Court and extends back 109.05 feet on the southerly line and 133.96 feet on the northeasterly line to a broken line in the rear, measuring 120.87 feet thereon.

Being the same property conveyed to Maurice J. Schwegman and Wife, Teri A. Schwegman by Warranty Deed from Robert D. Shemin and wife, Patricia A. Shemin of record in Book 10239, Page 638, Register's Office for Davidson County, Tennessee.

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

Subject to existing mortgage to Chase Manhattan (now serviced by Homecomings Financial) recorded in Book 10361, Page 876, Register's Office for said County. The grantees herein agree to refinance the property in order to payoff the existing mortgage. In the event of breach of the condition to refinance, the grantors and their heirs may re-enter as of their former estate.

unimproved ☐

This is improved ☒ property, known as 1013-1015 Central Valley Court, Hermitage, TN 37075

(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 20th day of March, 2001.

Teri A. Schwegman

Maurice J. Schwegman

Maurice J. Schwegman

Teri A. Schwegman

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Teri A. Schwegman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained. and Maurice J. Schwegman

Witness my hand and Official seal this 20th day of March, 2001.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 03, 2002

STATE OF Tennessee
COUNTY OF Williamson

On this the 20th day of March, 2001, before me personally appeared Teri A. Schwegman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maurice J. Schwegman, and who acknowledged that she executed the same as the free act and deed of the said Maurice J. Schwegman by virtue of that Power of Attorney, duly executed by the said Maurice J. Schwegman and appearing of record in instrument recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of March, 2001.

My Commission Expires: _____

Notary Public

File Number2103126
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027