# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/01 15:23 2pgs
Fees:11.00 Taxes:473.60

20010418-0038521

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00**

Teresa Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2001.

JIMMY UNDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 30, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Teresa Burns** | **Mortgage Lenders of America, LLC** | **Map 128-14** |
| (NAME) **8028 Stallion Court** | (NAME) **5210 Maryland Way, Suite 203** | **Parcel 177** |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) **Brentwood, TN 37027** | |
| (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, **Carol Lynn Sumner and husband, Walter C. G. Schneider Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Burns, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Lynn Sumner and husband Walter C. G. Schneider, Jr. by deed from Mighan R. Butler and spouse, Robert Butler of record in Book 9286, page 992, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 30, said Register's Office; and (c ) Restrictive covenants contained in Book 4265, page 777 and Book 4379, page 833, said Register's Office

unimproved ☐
This is improved ☒ property, known as 8028 Stallion Court, Nashville, TN 37221
(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.

Carol Lynn Sumner
Carol Lynn Sumner

Walter C. G. Schneider, Jr.
Walter C. G. Schneider Jr.

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named Carol Lynn Sumner and Walter C. G.Schneider, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of April, 2001.

Commission expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

Jim R. Vanderpool Notary Public