WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/03/01 11:13 2pgs
Fees:11.00 Taxes:362.60
20010503-0045516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery C. Green	Countrywide Home Loans, Inc.	Map 44
(NAME) 801 Cleves Street	(NAME) 155 N. Lake Avenue P.O. Box 7137	Group 15
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Pasadena California 91109-7137	Parcel 183
(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,
Joanne Ruth Schuler ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jeffery C. Green, 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:**

Being Lot No. 234, on the Plan of Village of Old Hickory, Section A, by shown on Plat of record in Plat book 1424, Page 68, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Joanne Ruth Schuler ,unmarried by deed from Walter E. Shearon Jr. and wife, Helen Shearon , Mary S Lee and husband Howard F. Lee and Billie R. Roberts, unmarried of record in Deed Book 7399, page 465, Register's Office for said County.

Linda Hughes executed this instrument on behalf of Joanne Ruth Schuler pursuant to a Power of Attorney which is being recorded concurrently herewith.

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

unimproved ☐

This is improved ☒ property, known as 801 Cleves Street, Old Hickory, TN 37138

(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 30th day of April, 2001.

Joanne Ruth Schuler

Joanne Ruth Schuler
by Linda Hughes Attorney
In Fact.

STATE OF Tennessee
COUNTY OF Wilson

On this the 4/30/2001, before me personally appeared Linda Hughes, 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 Joanne Ruth Schuler, and who acknowledged that she executed the same as the free act and deed of the said Joanne Ruth Schuler by virtue of that Power of Attorney, duly executed by the said Joanne Ruth Schuler and being recorded simultaneously herewith.

Witness my hand and official seal at Cumberland Title, Hermitage, this 30th day of April, 2001

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMBHOUR
NOTARY PUBLIC
LARGE
DAVIDSON COUNTY, TENN.

File Number2104378
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122