WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/01 18:09 2pgs
Fees:11.00 Taxes:444.00

20010606-0059484

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Valerie Cauley Lawrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/14/2001
(AFFIX SEAL)

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

WILSON CO. TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Michael Schroeder	North American Mortgage	Map 108
(NAME) 916 Norwak Drive	(NAME) P.O. Box 395	Group 04-4
(ADDRESS) Nashville, TN 37214	(ADDRESS) Albion New York 14411-0395	Parcel 127
(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,

James T. Cauley and Wife, Deloris A. Cauley and Valerie Cauley Lawrence and husband Timothy R. Lawrence,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Michael Schroeder, Married,

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. 314 on the Plan of Larchwood, Section 6, as shown by plat of record in Plat Book 6250, page 235, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James T. Cauley and Wife, Deloris A. Cauley and Valerie Cauley, tenants in common by deed from James T. Cauley and wife Deloris A. Cauley of record in Deed Book 7942, page 119, Register's Office for said County.

Valerie Cauley having since married is now known as Valerie Cauley Lawrence and is joined in this conveyance by her husband Timothy R. Lawrence.

Restrictive Covenants of record in Deed Book 6452, Page 163, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Deed Book 6434, Page 906, and Book 6592, Page366, Register's Office for said County.

Deed of Conveyance of record in Book 7240, Page 535, and Book 7240, Page 575, Register's Office for said County.

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

Deed of Conveyance of record in Book 7240, Page 535, and Book 7240, Page 575, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 916 Norwalk Drive, Nashville, TN 37214

(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 25th day of May, 2001.

Valerie Cauley Lawrence
Valerie Cauley

Tim Thy R. Lawrence

James T. Cauley
James T. Cauley

Deloris A. Cauley
Deloris A. Cauley

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Cauley and Wife, Deloris A. Cauley and Valerie Cauley Lawrence and Tim Lawrence tenants in common the bargainor ___, 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.

My Commission Expires: 10/14/2001

Jill E Napp

JILL E. [illegible] NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File Number2105134
RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122