WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-16-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/26/03 15:21 2pgs
Fees:13.00 Taxes:584.23

20031126-0172121

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Rainbolt- Schooley	Countrywide Home Loans, Inc.	MAp 75-12
(NAME) 1025 Brookside Woods Blvd.	(NAME) 718 Thompson Lane	Group B
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37204	Parcel 25.00
(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,
Ron L. Payton and Wife, Deborah Payton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Claudia Rainbolt- Schooley and Dennis E Schooley ,husband and wife, 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. 96 on the Plan of Phase 1 and a portion of Phase 2, Section 1, Brookside Woods as of record in Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ron L. Payton and Wife, Deborah Payton by Warranty Deed dated June 25, 1999 from Larry Powell Builders, Inc. of record in Book 11548, Page 409, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ron L. Payton and Wife, Deborah Payton by Warranty Deed dated June 25, 1999 from Larry Powell Builders, Inc. of record in Book 11548, Page 409, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10444, Page 213, Book 10444, Page 730 and Book 11103, Page 156, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 1025 Brookside Woods Blvd., Hermitage, TN 37076

(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 13th day of November, 2003.

Ron L Payton
Ron L. Payton

Deborah Payton By Ron L Payton Atty in Fact.
Deborah Payton

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 Ron L. Payton and Wife, Deborah Payton the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/13/2003

My Commission Expires: 11-16-05

Eugenia Boyd
Notary Public

File Number23100230
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.