WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00 $173,000.00

Dianne C. Delledera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2004.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: ~~November 26, 2007~~ 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/05/04 15:16 2pgs
Fees:13.00 Taxes:640.10

20040505-0051597

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1519

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Woods	ABN AMRO Mortgage Group, Inc.	097-04-0 031.00
(NAME)	(NAME)	
4004 Port Cleburne Lane	2600 W. Big Beaver Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy, MI 48084	
(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, Robert A. Schumacher and wife, Dianne C. Delledera, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Woods and wife, Marcia F. Woods, 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. 73 as shown on the plan of Section One, Lake Park, of record in Book 4175, Pages 134 and 135 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 Robert A. Schumacher and wife, Dianne C. Delledera by deed from Janice Swafford Holt, unmarried, dated November 27, 1996, of record in Book 10275, Page 727, Register's Office for Davidson County, Tennessee.

Patricia Lee Cashon executes this Warranty Deed for and on behalf of Robert A. Schumacher and wife, Dianne C. Delledera pursuant to a Power of Attorney recording simultaneously herewith.* 20040505-0051596

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4004 Port Cleburne Lane, 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 our hands this 23rd day of April, 2004.

Robert A. Schumacher
Robert A. Schumacher
BY: Patricia Lee Cashon Attorney-in-Fact
Patricia Lee Cashon, Attorney-in-Fact

Dianne C. Delledera
Dianne C. Delledera
BY: Patricia Lee Cashon, Attorney-in-Fact
Patricia Lee Cashon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Trish Cashon, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Robert A. Schumacher and wife, Dianne C. Delledera, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Robert A. Schumacher and wife, Dianne C. Delledera. Witness my hand and Notarial Seal this 23rd day of April, 2004.

Darlene Short
Notary Public

My Commission Expires: 11-25-07

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE, LLC

2520 N. Mt. Juliet Rd.

Mt. Juliet, TN 37122