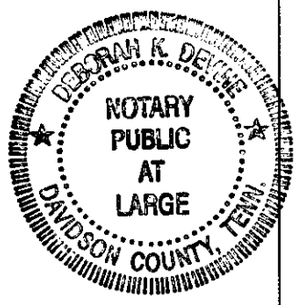
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Carman L Krumm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2004.

Deborah K Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205
#1156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carman L. Krumm	Allied Mortgage Group, Inc.	163-11-B-71
(NAME)	(NAME)	
114 Beech Forge Drive	7 Bala Avenue, Suite 108	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Bala Cynwyd, PA 19004	
(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, Craig Schaub and wife, Frances Schaub, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carman L. Krumm, an unmarried man, 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 Unit No. 71 on the Plan of Bell Forge Village, Section 4, Second Revision, as shown on plat of record in Plat Book 6250, Page 201, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Craig Schaub by QuitClaim Deed dated June 6, 2002, from Rita Covarrubias of record in Instrument No. 20020625-0075833, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Rita Covarrubias by deed dated September 11, 1998, from Charles Edward Bramley and wife, Dana L. Bramley, said Register's Office.

Frances Schaub, spouse of Craig Schaub, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of marriage.

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

Davidson County DEEDWARR
Recvd: 07/06/04 12:35 3pgs
Fees:18.00 Taxes:299.70

20040706-0079920

unimproved ☐

This is improved ☒ property, known as 114 Beech Forge Drive, Antioch, TN 37013

(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 hand this 24th day of June, 2004.

Craig Schaub

Frances Schaub

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig Schaub, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Schaub, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2004.

Commission expires: _____

Notary Public

Witness my hand this 21st day of June, 2004.

Craig Schaub

Frances Schaub

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the ~~undersigned~~, a Notary Public in and for said County and State, the within named Craig Schaub with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the ~~within~~ instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Schaub with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2004.

Commission expires: January 29, 2005

Victoria D. Silver
Notary Public

VICTORIA D. SILVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.