WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 6/04/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/06/05 12:08 3 pgs
Fees:18.00 Taxes:362.60

20050606-0064089

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Schutt	John Schutt	30-20
(NAME)	(NAME)	
4819 Whites Creek Pike	4819 Whites Creek Pike	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, Andrew R. Schutt and wife, Sherry L. Schutt, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John Schutt and wife, Taftnee Schutt, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 8250, page 213, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 8250, page 213, said Register's Office

unimproved ☐

This is improved ☒ property, known as 4819 Whites Creek Pike, Whites Creek, TN 37189
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this day of 31st May, 20 05.

Andrew R. Schutt

Sherry L. Schutt

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Andrew R. Schutt and wife,Sherry L. Schutt*with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of May 2005.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

TRACT I:
A tract of land in the 14th Civil District, described as follows:
Beginning in the easterly margin of Whites Creek Pike at a post which is located 124 feet from the northwest intersection of said Pike and Trantham Road; thence along a fence line north 59 deg. East 494.5 feet to a fence post in the southwesterly margin of Trantham Road; thence along the margin of said Road, around a curve in the northwesterly direction 275 feet, more or less, thence south 66 deg. 37' west 490 feet, more or less, to the easterly margin of Whites Creek Pike; thence with the pike around a slight curve in the southeasterly direction 324 feet, more or less, to the beginning and containing 3.11 acres, and to which plan reference is hereby made for a complete and accurate description thereof.

TRACT II:
Beginning at a concrete monument in the northeasterly margin of Whites Creek Pike, 796 feet southeast of the intersection of Laws Road with Whites Creek Pike; thence with the margin of Whites Creek Pike N 51 deg. 50' 25" W 100.00 feet to a point; thence N 0 deg. 46' 25" W 250.00 feet to a point; thence N 88 deg. 53' 44" E 392.52 feet to a point in the westerly margin of Trantham Road; thence with a curve to the left having a radius of 230 feet, a distance of 75.03 feet in a southerly direction to a point; thence S 53 deg. 48' 53" W 433.00 feet to the point of beginning, containing 2.00 acres, more or less.

Being Lot No.1 on the plan of **Darryl Schutt Land,** as of record in Plat Book8250, page213, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Andrew Schutt and wife, Sherry Schutt by Darryl W. Schutt and wife, Anita Schutt Deed dated February 11,2004 filed of record on February 27, 2004 in Instrument No. 20041203-144343 in the aforesaid Register's Office. Also This being the same property conveyed to Darryl W. Schutt and wife, Anita Schutt by Darryl W. Schutt Deed dated September 25, 1991 filed of record on October 27, 1991 in Book 8457, Page 21 in the aforesaid Register's Office.

* 20041203144343