File No. 250601603

WARRANTY DEED

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/26/09
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/14/05 08:14 2 pgs
Fees:13.00 Taxes:357.61
20050714-0081451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Schutz	Stephen Schutz	
(NAME) 339 Keeton Avenue	(NAME) SAME	MAP/PARCEL 044-01-0-010.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **John Chris Stevens, a married man AND Wife, Carol A. Stevens**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Schutz, a single person**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No 28 on the Map of SCENIC VIEW SUBDIVISION, in the 4th Civil District, not of record, and described as follows: Beginning at a point in the southeasterly margin o Hickerson Street, at the corner of Lots 27 and 28; thence with the line between said lots, southeasterly 305.9 feet to a point in the center of a drainage ditch; thence with the center of the same, southwesterly 95.5 feet to the northeasterly margin of Keeton Avenue; thence with the margin of the same, northwesterly 186.8 feet to the beginning of a slight curve, and continuing with the margin of said Avenue, northwesterly around said slight curve, 87.8 feet to the beginning of another curve; thence around said curve, northerly 42.7 feet to the margin of Hickerson Streets; thence with the margin of the same, northeasterly 78.5 feet to the beginning.

Being the same property conveyed to John Chris Stevens by deed from Linda Gayle Bell Miller and Rena Katherine Harrell Bass, now Hayes and Jerry Houston Bell and Melissa Ann Bell, now Dickerson and Darrell Bruce Bell and Bernice K. Bell of record in Instrument number 20010320-0026808 and filed for record on March 20, 2001, Register's Office for said County.

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

The said John Chris Stevens in joined in this conveyance by his Wife, Carol A. Stevens in order to convey any and all interest she may have in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 339 Keeton Avenue, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 30th day of June, 2005.

John Chris Stevens

Carol A. Stevens

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Chris Stevens, a married man and Wife, Carol A. Stevens, 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.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 6/30/2005.

My Commission Expires: 1-23-06

Notary Public



Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027