RETURN TO: THE TITLE SHOP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 10:25 2 pgs
Fees:13.00 Taxes:540.20
20070905-0106452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne A. Schultz	Wayne A. Schultz	
(NAME)	(NAME)	
6407 Futura Dr	6407 Futura Dr	Map 090-12-0
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	Parcel 301
(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, **JAMES S. METCALFE AND WIFE TAMARA METCALFE AND JOSEPH W. SANFORD AND WIFE JULIA K. SANFORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WAYNE A. SCHULTZ,** 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, BEING Lot No. 4 , Section One, on the Plan of Foundry Heights, as shown by plat of record in Plat Book 3600, Page 16, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 4 fronts 58.0 feet on the southwesterly side of Future Drive and extends back between lines 145.3 feet on the northwesterly line and 124.1 feet on the southeasterly line to a dead line in the rear on which it measures 89.7 feet.

Being the same property conveyed to James S. Metcalfe and wife Tamara Metcalfe and Joseph W. Sanford and wife, Julia K. Sanford, by deed from Ival Lorene Curtis Bishop, a widow, dated 06/08/05, recorded 06/20/05, in Instrument No. 20050620-0070139, Said Register's office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6407 Futura Drive, Nashville, TN 37209

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 24th day of August, 2007.

Joseph W. Sanford by Julia K. Sanford, his Attorney in Fact

James S. Metcalfe

Julia K. Sanford

Tamara Metcalfe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Metcalfe and wife, Tamara Metcalfe and Julia K. Sanford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2007.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, **Julia K. Sanford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Joseph W. Sanford**, and who acknowledged that he/she executed the same as the free act and deed of **Joseph W. Sanford.**

In witness whereof, **Julia K. Sanford** as attorney-in-fact for **Joseph W. Sanford,** pursuant to Power of Attorney recorded in Instrument No. 20070905010 6451, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of **Joseph W. Sanford,** this 24th day of August, 2007.

Witness my hand and official seal this 24th day of August, 2007.

Commission expires:

Notary Public