WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/08 15:43 2 pgs
Fees:13.00 Taxes:647.50

20080603-0056748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Schultz and Jacque Schultz	NEW OWNER	
(NAME)	(NAME)	
3933 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, **DAVID C. HITE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. SCHULTZ AND WIFE, JACQUE 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, Tennessee, being Lot No. 18 on the Map of Moss Rose Heights Subdivision, Section No. 2, Extended, as of record in Book 1424, page 109, Register's Office for said County.

Said Lot No. 18 fronts 100 feet on the westerly side of Moss Rose Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to David C. Hite and wife, Marie Sanders Hite by deed from Mrs. Pearl Hite, widow, of record in Book 3035, page 15, Register's Office for Davidson County, Tennessee. The said Marie Sanders Hite having since died on September 26, 2003.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 109, said Register's Office; and (c) agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4197, page 340, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3933 Moss Rose Drive, Nashville, TN 37216
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

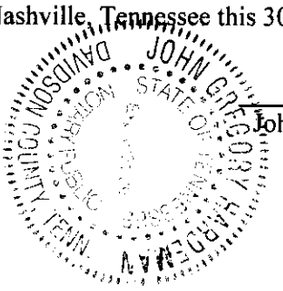
Witness my hand this 30th day of May, 2008.

David C. Hite

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 David C. Hite, the bargainor, 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 30th day of May, 2008.



John Gregory Hardeman Notary Public