File No. 280700953

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/12/08 14:53 3 pgs
Fees:18.00 Taxes:817.70
20080812-0083015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty D. Wheeler	SunTrust Mortgage, Inc.	098-13-OA-046.00
(NAME) 4752 Cape Hope Pass	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37219	
(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, WE,

Court McRae Schroder, and Wife Libby Schroder

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Misty D. Wheeler, Married, and Husband David C. Wheeler

hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee and being Lot No. 46 on the Plan of New Hope Point, Phase One, Section Three, as of record in Plat Book 9700, page 480, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Court McRae Schroder, and unmarried man by Deed dated December 16, 1999 from D.R. Horton, Inc. DBA Torrey Homes of record in Instrument No. 199912220306404, Register's Office for said County.

Libby Schroder joins in this conveyance to convey any and all rights she may have in this property.

Subject to Stormwater Easement as shown of record in Deed Book 11387, Page 925, Register's Office for said County.

Subject to Restrictive Covenants of record in Deed Book 1029, Page 1, Deed Book 10330, Page 782, Deed Book 10659, Page 528, Instrument No. 200006280064248, and Instrument No. 200006280064247, Register's Office of said County.

Subject to By-Laws of record in Instrument No. 200806230064598, Register's Office of said County.

Subject to Quitclaim to HOA for Common Area of record in Instrument No. 200006070056880, Register's Office of said County.

Subject to HOA Charter of Homeowner's Association as shown of record in Instrument No. 200006070056879, Register's Office for said County.

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

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 4752 Cape Hope Pass, Hermitage, TN 37076
(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), HER 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), HER 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 hands this 6th day of August, 2008.

Court McRae Schroder

Court McRae Schroder

Libby Schroder by Court McRae Schroder

Libby Schroder by Court McRae Schroder, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Court McRae Schroder the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of August, 2008.

Commission expires: April 7 2009

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Laura A Moore

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 6th day of August, 2008, before me personally appeared Court McRae Schroder, 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 Libby Schroder, and who acknowledged that he executed the same as the free act and deed of the said Libby Schroder by virtue of that Power of Attorney, duly executed by the said Libby Schroder and appearing of record in Instrument Number 20080812-0083014, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 6th day of August, 2008.

Laura A Moore

Notary Public

My Commission Expires: April 7 2009

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

File Number: 280700953
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

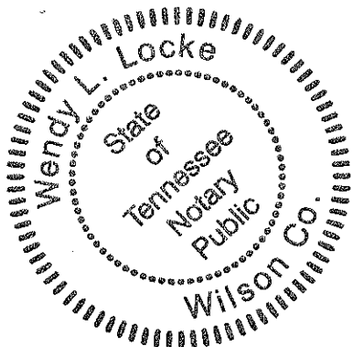
CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: _JUNE 27, 2011_____

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