WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle N. Bomas	Suntrust Mortgage, Inc.	17602003300
(NAME)	(NAME)	
5037 Trailwater Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37219	
(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, Bruce Schirmer and wife, Darlene Marie Schirmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danielle N. Bomas*, 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:

*Unmarried

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Peppertree Forest Subdivision, Section 15 as of record in Plat Book 7900, Page 574, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Schirmer, by deed of record in Instrument No. 20040525-0061054, Register's Office for Davidson County, Tennessee.

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

Darlene Marie Schirmer joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Bruce Schirmer and Darlene Marie Schirmer by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080819-0085019, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5037 Trailwater Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 08/19/08 09:42 2 pgs
Fees:13.00 Taxes:499.13
20080819-0085020

Witness my hand this 15th day of August, 2008.

Bruce Schirmer by Carolyn Adcock, his attorney in fact

Darlene Marie Schirmer, by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of August, 2008, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Bruce Schirmer and Darlene Marie Schirmer and who acknowledged that she executed the same as the free act and deed of the said Bruce Schirmer and Darlene Marie Schirmer, through Power of Attorney granted she by the said Bruce Schirmer and Darlene Marie Schirmer.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2008.

Commission expires: 5.2.2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public