Davidson County DEEDWARR
Recvd: 09/03/08 09:49 2 pg
Fees:13.00 Taxes:521.70

20080903-0090029

WARRANTY DEED

G-VRE-08-0356

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Schumaker	Randy Schumaker	
1327 Sheffield Way	(NAME) 1327 Sheffield Way	
(ADDRESS) Bowling Green, KY 42103	(ADDRESS) Bowling Green, KY 42103	131-5-B-356.00 CO
(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 AMBER ATNIP, A SINGLE INDIVIDUAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDY SCHUMAKER AND WIFE, DEIDRE SCHUMAKER, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 356, FOUR SEASONS CONDOMINIUM, AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, AMENDED IN BOK 6847, PAGE 122, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMBER ATNIP, A SINGLE INDIVIDUAL BY WARRANTY DEED FROM BRADLEY S. WALSH, A SINGLE INDIVIDUAL, RECORDED MARCH 30, 2007 IN INSTRUMENT NO. 20070330-0038225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING BY LAWS OF RECORD IN BOOK 6841, PAGE 376. CHARTER FOR THE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 6855, PAGE 917 AND BOOK 8176, PAGE 697. MASTER DEED OF RECORD IN BOOK 6841, PAGE 349 AND BOOK 6847, PAGE 122. EASEMENT FOR INGRESS AND EGRESS IN BOOK 4821, PAGE 20 AND EASEMENT FOR SEWER LINES IN BOOK 5271, PAGE 430. FURTHER EASEMENT AGREEMENTS IN BOOK 6869, PAGE 162, BOOK 6870, PAGE 966, BOOK 6869, PAGE 157, BOOK 7776, PAGE 899 AND INSTRUMENT NO. 20010912-0099679. ENGINEERING REPORT IN BOOK 6857, PAGE 125.

unimproved ( )
This is improved (X) property, known as 356 Summit Ridge Circle, Nashville, Tennessee 37215
(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), 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), 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 22nd day of August, 2008.

Amber Atnip

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 22nd day of August, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903