File No. 280800954

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/08 09:24 2 pgs
Fees:13.00 Taxes:824.18

20080918-0095229

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: My 4, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Schultz	Suntrust Mortgage, Inc.	97-16-A-93
(NAME) 312 Point Park	(NAME) P.O. Box 57028	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Irvine, CA 92619-7028	
(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, I, **Alfred R. Abriola, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Paul Schultz,** hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of The Peninsula, Phase Three, Section Two, as of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alfred R. Abriola, and spouse, if any by Deed dated July 28, 1999 from Fox Ridge Homes, Inc. of record in Deed Book 11596, page 504, Register's Office for said County.

This conveyance is subject to (1) Taxes for the year 2008 and subsequent years, a lien, not yet due and payable; (2) subject to all matters as set forth on the plat of record in Plat Book 9700, Page 841; (3) Subject property is part of a Planned Unit Development and subject to Homeowner's Association Dues; (4) Restrictive Covenants of record in Deed Book 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; (5) By-Laws as shown of record in Deed Book 11181, Page 371 and Instrument number 20030313-0033780, Register's Office of said County.

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 312 Point Park, 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), His 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), His 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 17th day of September, 2008.

Alfred R. Abriola

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 Alfred R. Abriola 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 acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of September 2008.

Commission expires: 11-28-09

Notary Public

File Number: 280800954

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

