Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas Schott and Dorothy Schott	New Owners	006-147.00
198 Faculty Circle		
Dayton, TN 37321		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

BILL GARRETT, Davidson County
Trans:T20090021446 DEEDWARR
Recvd: 04/01/09 12:15 2 pgs
Fees:13.00 Taxes:283.64
20090401-0029247

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $76,660.00

Douglas Schott
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2009.

Tina Hawkins
Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Anthony Heath and wife, Glenda Heath, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Douglas Schott and wife, Dorothy Schott ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

PARCEL 1:

Being Tract 4 of a portion of the Glen Rage Property as of record in Deed Bok 5199, Page 304, Register's Office of Davidson County, Tennessee and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated September 26, 1996 as follows:

BEGINNING at a P.K. nail in the centerline of a 50-Foot Ingress-Egress easement marking the southwest corner of the Robert L. Walker property as of record in Deed Book 6285, Page 138, Register's Office for Davidson County, Tennessee and the southeast corner of this described tract; thence, with said centerline of said 50-fott Ingress-Egress Easement, South 74 degrees 26 minutes 42 seconds West 327.88 feet to a P.K. nail; thence, leaving said centerline with the common line of Tract No. 3 and of this described tract. North 43 degrees 56 minutes 01 seconds West 554.00 feet to an iron rod; thence North 21 degrees 25 minutes 31 seconds West 500.00 feet to an iron rod; thence, with the northerly line of this descried tract, North 32 degrees 00 minutes 00 seconds East 813.59 feet to an iron rod in the line of Michael W. Fulton Property as of record in Deed Book 6595, Page 623, Register's Office for Davidson County, Tennessee; thence, with the common line of said Fulton and aforesaid Walker Property and of this described tract; South 5 degrees 34 minutes 40 seconds West 1,135.34 feet to an iron pin; 655.12 feet to the point of beginning, containing 8.04 acres more or less

Being the same property conveyed to Anthony Heath and wife, Glenda Heath, by Warranty Deed from Delma Glen Rager and Alice Rager, dated December 10, 1996, recorded April 11, 1997, of record in Book 10413, Page 975, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☐ Improved OR ☒ Unimproved property located at: **2523 Baker Road, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is

unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **March, 2009.**

GRANTOR(S)

Anthony Heath

Glenda Heath

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anthony Heath and Glenda Heath** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **March, 2009.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 01/30/2012