This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 02504
PARCEL: 038.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Chad Ray
1195 Kimberly Drive
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20090082876 DEEDWARR
Recvd: 12/08/09 10:30 2 pgs
Fees:13.00 Taxes:461.76
20091208-0112177

WARRANTY DEED

THIS INDENTURE, made this 7th day of December, 2009 between

Rebecca E. Schettler

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Chad Ray, a married man

of Sumner, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of W.C. Moncrief Subdivision of the Mathes Subdivision at Goodlettsville, not of record and described according to a survey made by J.R. Scott Surveyor, October 24, 1944, as follows:

Beginning at a point in the Southerly margin of Cedar Street at the corner of Lots No. 5 and 6 on said plan; thence with the lines between said lots, Southerly 150 feet to a point; thence South 72 deg. East 75 feet to the corner of Lots No. 6 and 7 on said plan; thence with the line between said lots, Northerly 150 feet to a point in the Southerly margin of Cedar Street; thence with the margin of the same, North 72 deg. West 75 feet to the beginning.

Being the same property conveyed to Rebecca E. Schettler, unmarried, by Warranty Deed from Alice Chadwell, unmarried, dated July 15, 2004 and being of record in Instrument Number 20040721-0087309, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2009 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Rebecca E. Schettler

Rebecca E. Schettler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca E. Schettler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of Davidson, 2009.

Karen B. Heavener

Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $124,800.00.

Rebecca E. Schettler

Affiant

Sworn to and subscribed before me, this 7th day of December, 2009.

Karen B. Heavener

Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY