WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

JAMES C. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Schomber	BAC LOAN SERVICING	115-05-0-057
(NAME)	(NAME)	
6836 Pennywell Drive	P.O Box 650170	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	DALLAS TX, 75265	
(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, Nicholas Streams and Jennifer Streams, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Schomber and wife, Judith H. Schomber, 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:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 152, as shown on the map entitled West Meade Hills, Section Five, of record as Plat Book 3300, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NICHOLAS STREAMS and wife, JENNIFER STREAMS, by deed from TIMOTHY H. CROMWELL, of record as Instrument No. 20030716-0099918, dated July 10, 2003, said Register's Office..

This conveyance is subject to: 2010 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled West Meade Hills, Section Five, of record in Plat Book 3300, page 98, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6836 Pennywell Drive, Nashville, TN 37205

(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.

Witness our hands this 30th day of July, 2010.

Nicholas Streams

Jennifer Streams

BILL GARRETT, Davidson County
Trans:T20100047701 DEEDWARR
Recvd: 08/03/10 13:22 2 pgs
Fees:13.00 Taxes:1180.30

20100803-0060998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Streams and Jennifer Streams, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of July 2010.

Notary Public

My Commission Expires: 5/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.