File No. 210070232

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2010. Notary Public MY COMMISSION EXPIRES 11/10/13 (AFFIX SEAL)
SIDWELL & BARRETT, P.C. **121 1st Avenue South, Suite 200** **Franklin, TN 37064**	

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY SIDWELL & THOMAS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Constance R. Yunker	NEW OWNER	051-10-A-103
(NAME) 1518 Lewis Road	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, Jenness Graham Schuhmann, married,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Constance R. Yunker, an unmarried woman and Ronald Swinehart, an unmarried man,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1518 on the Plan of Oakland Trace PUD of record in Plat Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JENNESS GRAHAM by Deed from WAYNE L. SAVAGE AND WIFE, LOIS WEST SAVAGE, dated 12/26/2003 and filed for record on 01/15/2004 in Instrument No. 20040115-0006202, Register's Office for DAVIDSON County, Tennessee.

*Said property is not the marital residence of said seller.

All matters as set forth per Book 6250, Page 498, Book 6250, Page 906, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6840, Page 637, as amended in Instrument No. 20010629-0069331, said Register's Office.

Storm water Detention Agreement of record in Book 6537, Page 774, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 6563, Page 611, Register's Office for said County.

Quitclaim Deed to The Homeowner's Association as shown of record in Book 6859, Page 183, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 1518 Lewis Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100053107 DEEDWARR
Recvd: 08/26/10 10:57 2 pgs
Fees:13.00 Taxes:347.80
20100826-0067519

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 hands this 24th day of August, 2010.

Jenness Graham Schuhmann

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jenness Graham Schuhmann, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 24th day of August, 2010.

Commission expires:

Notary Public

File Number: 210070232

RETURN TO:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012