WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110015010 DEEDWARR
Recvd: 03/14/11 10:53 2 pgs
Fees:13.00 Taxes:488.03
20110314-0019930

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,900.00**

Melanie J Stanley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WESLEY TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title and Escrow, LLC, 2525 Lebanon Pike, Ste.101, Bldg C, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie J. Stanley	**Waterstone Mortgage Corp.**	**10804008300**
(NAME)	(NAME)	
820 Fitzpatrick Rd.	**1133 Quail Court**	
(ADDRESS)	Pewaukee, WI 53072	
Nashville, Tennessee 37214		
(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,

Michael A. Schultz and wife, Carolyn Schultz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melanie J. Stanley, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Larchwood, Section Three, of record in Book 5200, page 540, Register's Office for said County.

Being the same property conveyed to MICHAEL A. SCHULTZ AND WIFE, CAROLYN SCHULTZ by Deed from HARVEY L. HEARN, JR. AND WIFE, MARY RENEE HEARN, dated 01/14/1999 and filed for record on 01/27/1999 in Book 11313, Page 977, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **820 Fitzpatrick Rd., Nashville, TN 37214**
(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 **11th** day of **March, 2011.**

Michael A. Schultz

Carolyn Schultz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Michael A. Schultz and Carolyn Schultz** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **March 11, 2011**

Notary Public

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011