WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandy Hines	Fifth Third Mortgage Company	14902011100
(NAME)	(NAME)	
2210 Oak Barrel Lane	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Cincinnati, OH 45527	
(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, Quinn Michael Schumacher and wife, Ann Schumacher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandy Hines, an unmarried woman, 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. 15, on the Plan of Oakwood Subdivision, Phase Three, Section One, of record in Book 7900, page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Quinn Michael Schumacher, by deed of record in Instrument No. 20070612-0070519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Ann Schumacher joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Ann Schumacher by Quinn Michael Schumacher as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110602-0042021, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2210 Oak Barrel Lane, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20110032687 DEEDWARR
Recvd: 06/02/11 09:40 2 pgs
Fees:13.00 Taxes:458.80
20110602-0042022

Witness my hand this 31st day of May, 2011.

Quinn Michael Schumacher

Ann Schumacher by Quinn Michael Schumacher, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Quinn Michael Schumacher with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2011.

Commission expires: 5.5.15

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 5, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of May, 2011, before me personally appeared Quinn Michael Schumacher, the person who executed the foregoing instrument on behalf of Ann Schumacher and who acknowledged that he executed the same as the free act and deed of the said Ann Schumacher, through Power of Attorney granted he by the said Ann Schumacher.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2011.

Commission expires: 5-5-15

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 5, 2015

Notary Public