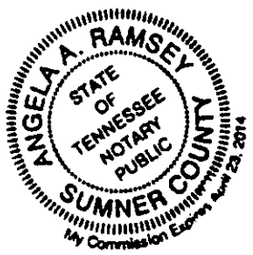
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia A. Schroth	SUNTRUST MORTGAGE	122-01-0-A-255.00 CO
(NAME)	(NAME)	
47 Fawn Creek Pass	901 SEMMES AVE.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	RICHMOND VA 23224	
(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, I, **Denise Thurman, formerly known as Denise Kemp**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Virginia A. Schroth**, _____ HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Unit 30, as established by the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, of record in, and as shown on Exhibit C to, Instrument No. 20010111-0101044, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Denise Kemp by Warranty Deed from Debra L. Cockerham, now known as Debra C. Geiger, joined by her husband, Michael Geiger, dated November 14, 2008, of record in Instrument No. 20081201-0116294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the boundary plat of record in Instrument No. 20000713-0069314; Restrictions of record in Instrument No. 20000607-0056981; Instrument No. 20000711-0068562 and Instrument No. 20001011-0101044; Bylaws of record in Instrument No. 20001011-0101044 Exhibit B; Instrument No. 20040615-0070768; Instrument No. 20090121-0005240; Instrument No. 20080104-0001237 and Instrument No. 20080521-0052236; Articles of Incorporation/ Charter of record in Book 20001013-0102000; Instrument No. 20020222-0022863 and Instrument No. 20020222-0022862 and Easement for Landscape Agreement of record in Instrument No. 20000612-0058346, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 47 Fawn Creek Pass, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20110046639 DEEDWARR
Recvd: 08/01/11 14:25 2 pgs
Fees:13.00 Taxes:477.30
20110801-0058911

Thomas Thurman joins in this conveyance to relinquish any right he may have in and to the property herein described by virtue of the marriage to Denise Thurman.

Witness my hand this 21st day of July, 2011.

Denise Thurman

Thomas Thurman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Denise Thurman and Thomas Thurman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of July, 2011.

Notary Public

My Commission Expires: 12-06-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY