File No. 20110118

# WARRANTY DEED

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Robert M Schumacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2011

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 4/28/12
(AFFIX SEAL)

Rebecca Campbell Notary Public State Of Tennessee Sumner Co.

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert M. Schumacher | Robert M. Schumacher | 63-16B-32 CO |
| (NAME) | (NAME) | |
| 1661 Aaronwood Drive | 195 Snug Harbor Drive | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Hendersonville, TN. 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Rebecca Balais (f/k/a Rebecca M. Suarez) and husband, Aron C. Balais, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Schumacher and Susan M. Schumacher, husband and wife, 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:

Being Lot No. 123 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445 and by an Amendment to Change Name of record in Book 8181, page 112, all of record in Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebecca M. Suarez and husband, Aron C. Balais by deed from Christopher L. Zumbro and Melany F. Zumbro, both unmarried, dated 6/30/98 and recorded on 7/2/98 in Book 11003, page 652, Register's Office, Davidson County, Tennessee. The said Rebecca M. Suarez is now known as Rebecca Balais.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, Book 7431, page 204, Book 7451, page 729, Book 8181, page 112 and Book 8336, page 393, said Register's Office.

Subject to a(n) easements of record in Book 2247, page 75, Book 7460, page 930, Book 7489, page 515, Book 8007, page 235, book 8739, page 991 and Book 8657, page 179, said Register's Office.

Subject to Flood Plain easements of record in Book 8207, page 276 and Book 8951, page 797, said Register's Office.

Bernadette Munarriz executed this instrument on behalf of Rebecca Balais pursuant to a Power of Attorney of record in Instrument #20111107-0086792 Register's Office, Davidson County, Tennessee.

Bernadette Munarriz executed this instrument on behalf of Aron C. Balais pursuant to a Power of Attorney of record in Instrument #20111107-0086791, Register's Office, Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20110070074 DEEDWARR
Recvd: 11/07/11 11:01 2 pgs
Fees:13.00 Taxes:327.45
20111107-0086793

File No. 20110118

unimproved ☐

This is improved ☒ property, known as 1661 Aaronwood Drive, Old Hickory, TN 37138

(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 3rd day of November, 2011.

Rebecca Balais by Bernadette Munarriz
Rebecca Balais by Bernadette Munarriz
Attorney-in-fact Attorney-in-fact

Aron C. Balais by Bernadette Munarriz
Aron C. Balais by Bernadette Munarriz
Attorney-in-fact Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernadette Munarriz with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Rebecca Balais as her Attorney-in-fact as the free act and deed of the within named Rebecca Balais.

Witness my hand and official seal this 3rd day of November, 2011.

Commission expires: 2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell
State Of Tennessee
Notary Public
Sumner County

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernadette Munarriz with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Aron C. Balais as her Attorney-in-fact as the free act and deed of the within named Aron C. Balais.

Witness my hand and official seal this 3rd day of November, 2011.

Commission expires: 2/28/12

Rebecca Campbell
Notary Public

Rebecca Campbell
State Of Tennessee
Notary Public
Sumner County