BILL GARRETT, Davidson County
Trans:T20110076037 DEEDWARR
Recvd: 12/02/11 09:23 2 pgs
Fees:13.00 Taxes:377.40
20111202-0093876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert M. Schumacher **Susan M. Schumacher**	Same as Owner	**052130B28900CO**
3316 Penn Meade Way		
Nashville, TN 37214		
		FILE #: ST10429

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 ACKNOWLEDGE, WE,

Jonathan M. Rowe and wife, Mary N. Rowe

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

Robert M. Schumacher and Susan M. Schumacher

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. 53 ON THE PLAN OF RIVER GLEN, PHASE THREE, SECTION TWO, OF RECORD IN PLAT INSTRUMENT NO. 20020917-00113231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHCIH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY N. ROWE AND HUSBAND, JONATHAN ROWE BY WARRANTY DEED FROM JAMES R. LAYTON, UNMARRIED DATED 10/29/04 AND RECORDED ON 11/04/04 IN INSTRUMENT NO. 20041104-0133280, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Instrument No. 20020917-00113231, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 3316 Penn Meade Way, Nashville, TN 37214.

RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20020425-0051349, SAID REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT FOR WATER AND SEWER OF RECORD IN BOOK 7061, PAGE 196, SAID REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT FOR STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010816-0088874, SAID REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT OF RECORD IN BOOK 7296, PAGE 4848, BOOK 11030, PAGE 731, AND BOOK 3961, PAGE 681, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO ALL MATTERS ON THE PLAN OF RECORD IN BOOK 6900, PAGE 650 AND 651, AND IN BOOK 6900, PAGE 671, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO ALL MATTERS ON THE PLAN OF RIVER GLEN OPEN SPACE ONE, PART OD A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20030319-0036614, SAID REGISTER'S OFFICE FOR SAID COUNTY.

HOA CHARTER OF RECORD IN BOOK 8069, PAGE 157, AND INSTRUMENT NO. 20020425-0081348, SAID REGISTER'S OFFICE FOR SAID COUNTY.

CONVEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20020503-0054718, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 in 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 22nd day of November, 2011.

Jonathan M. Rowe

Mary N. Rowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jonathan M. Rowe and Mary N. Rowe , the within named Grantors, 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 22nd day of November, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013