WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/11 14:10 2 pgs
Fees:13.00 Taxes:440.30
20111209-0096320

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$119,000.00.

Affiant

Subscribed and sworn to before me this 8th day of December, 2011.

Notary Public
My Commission expires 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert M. Schumacher	SAME	063-16-0-B-002.00CO
195 Snug Harbor Drive		
Hendersonville, Tn 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy Miller, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert M. Schumacher and wife, Susan M. Schumacher**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, page 550, 551 and 552, Certificate of Correction of record in Book 7462, page 445 and by amendment of name change in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Miller, a single woman, by deed from Robert A. Gross and wife, Jessica Gross, on October 31, 2005, of record in Instrument Number 20051116-0138293, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 550-552, as corrected in Book 7462, page 445 and Book 8181, page 112, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7351, page 852; Book 7451, page 739; Book 8181, page 112; and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2247, page 75; Book 7489, page 515; Book 7460, page 930; Book 8007, page 235; Book 8657, page 179; Book 8739, page 991; Book 8671, page 61; and Book 8951, page 797, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8517, page 762 and Book 8833, page 2161, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 8702, page 276, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1504 Aaronwood Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 8, 2011.

Nancy Miller by Jennifer Pierce as Attorney in fact 12.8

Nancy Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia Pratt, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Nancy Miller, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Nancy Miller, the bargainor(s), by the said Cynthia Pratt, as Attorney-in-Fact.

WITNESS my hand and seal, this 8th day of December, 2011.

_____ My Commission Expires: 7/6/11

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY