WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Wyatt	Franklin American Mortgage	126-16-0A-033
(NAME)	(NAME)	
6429 Riverplace Drive	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, Michael A. Schommer and wife, Rebecca W. Schommer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie Wyatt, a married woman HEREINAFTER CALLED THE GRANTEE, 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. 33 on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, of record as Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL A. SCHOMMER AND WIFE, REBECCA W. SCHOMMER, by deed from WESTVIEW HOMES, LLC, of record as Instrument No. 20050222-0019406, dated January 31, 2005, said Register's Office.

This conveyance is subject to: 2011 property taxes which are due and payable; all matters appearing on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, of record as Instrument No. 20011026-0117231, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6429 Riverplace Drive, Nashville, TN 37221
(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 27th day of December, 2011.

Michael A. Schommer
By: Paul F. Soper, attorney-in-fact
Michael A. Schommer
By: Paul F. Soper, attorney-in-fact

Rebecca W. Schommer
By: Paul F. Soper, attorney-in-fact
Rebecca W. Schommer
By: Paul F. Soper, attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20120000177 DEEDWARR
Recvd: 01/03/12 11:12 2 pgs
Fees:13.00 Taxes:950.90
20120103-0000240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael A. Schommer and wife, Rebecca W. Schommer, and acknowledged that he executed the same as the free act and deed of the said Michael A. Schommer and wife, Rebecca W. Schommer.

Witness my hand and official seal at Ogre, this 27th day of December, 2011

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.