This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120005655 DEEDWARR
Recvd: 01/24/12 14:26 2 pgs
Fees:13.00 Taxes:258.63
20120124-0006679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $69,900.00.

Affiant

Subscribed and sworn before me this the 18th day of January, 2012.

Notary Public
My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ruth Ann Harris 121 Buffalo Street Old Hickory, TN 37138	SAME AS NEW OWNER	44-11-31

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHLEEN M SCHEIDLER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RUTH ANN HARRIS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 139, Section A, Village of Old Hickory, as shown on Revised plan, recorded April 22, 1949 in Book 1424, page 101, Register's Office for Davidson County, Tennessee, fronting 40.7 feet on Buffalo Street, containing 0.30 acres, more or less.

Being a portion of the same property conveyed to Garry S Scheidler and wife, Kathleen M. Scheidler by deed from James W Barrett and Fay Barrett Schroeder, Heirs-At-Law of Mary Lucille Barrett, Deceased, dated October 5, 1998 of record in Book 11162, page 704, said Register's Office.

The said Garry S Scheidler now being deceased.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 121 Buffalo Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 18th day of January, 2012.

Kathleen M Scheidler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen M Scheidler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2012.

My commission expires:
11/7/12

Notary Public

