WARRANTY DEED

File #12032789

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eunika Weatherford and Samuel T. Stratton	PRIMARY RESIDENTIAL MORTGAGE (NAME)	059-04-A-22900CO
(NAME) 3136 Bridgepoint Drive	1750 WEST WILEY POST WAY (ADDRESS)	
(ADDRESS) Nashville, TN 37207	STE. 200 SALT LAKE CITY, UT 84116	
(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, **Sue Shrum and Paul A. Shrum, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eunika Weatherford, unmarried and Samuel T. Stratton, unmarried, tenants in common with right of survivorship,** 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. 148, on the plan of Final Plat of Phase 4, 5 & 6, Brookview Subdivision, as the same appears of record in Instrument No. 20060303-0025044, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Sue Shrum and Paul A. Shrum, Jr., wife and husband, and Paul A. Schrum, III, all as joint tenants with right of survivorship, by deed from Centex Homes, a Nevada General Partnership, dated 2/21/2007, of record in Instrument No. 20070301-0025048, said Register's Office.

Further being the same property conveyed to Sue Shrum and Paul A. Shrum by Quitclaim Deed from Paul A. Shrum, III, dated 3/30/2012, of record in Instrument No. 20120419-0033481, said Register's Office.

This conveyance is subject to: Taxes for the year 2012, a lien, not yet due or payable.; 2011 County Taxes in the amount of $1,344.34 are PAID. Map/Parcel 059-04-A-22900CO.; Any and all matters as set forth in the plat of record in Instrument No. 20060303-0025044, said Register's Office.; Stormwater Detention Maintenance Agreement, as of record in Instrument No. 20051003-0118192, said Register's Office.; Declaration of Covenants, Restrictions and Conditions, as of record in Instrument No. 20050207-0013977, supplemented in Instrument No. 20060512-0055856, amended in Instrument No. 20050311-0027337, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20120033478 DEEDWARR
Recvd: 05/07/12 13:06 2 pgs
Fees: 13.00 Taxes: 462.50

20120507-0039192

unimproved ☐
This is improved ☒ property, known as 3136Bridgepoint Drive, Nashville,TN,37207
(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 24th day of April, 2012.

Sue Shrum

Paul A Shrum

Paul A. Shrum

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Sue Shrum and Paul A. Shrum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 24th day of April, 2012.

Commission expires: 8-16-14

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

