WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042000 DEEDWARR
Recvd: 06/07/12 09:28 2 pgs
Fees:13.00 Taxes:539.83
20120607-0049679

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Schuhwerk	USAA Federal Savings Bank	053060A11700CO
(NAME)	(NAME)	
1944 Waterford Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio Tx 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jason Weatherford** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christina Schuhwerk and husband, Erik Schuhwerk**, hereinafter called the GRANTEE(S), their heirs and/or 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. 117 on the Plan of Phase 3, Waterford of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jason Weatherford and wife, Julie Weatherford by Deed from Dennis Edward Keathley, unmarried, dated 12/28/1998 and filed for record on 03/26/1999 in Book 11400, Page 568, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Weatherford by Deed from Jason Weatherford and wife, Julie Weatherford, dated 05/05/2003 and filed for record on 05/07/2003 in Instrument 200305070060923, Register's Office for Davidson County, Tennessee. Affidavit of Correction filed in Instrument No. 20120516-0042415, Register's Office of Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 540, Plat Book 7900, Page 707, said Register's Office.

Restrictions of record in Book 7463, Page 294, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216, said Register's Office.

Restated Restrictions of record in Book 8699, Page 462, said Register's Office. Said restrictions were amended in Book 9309, Page 847 and Book 9530, Page 185, said Register's Office.

By-Laws of record in Book 8715, Page 583, said Register's Office. Said By-Laws were amended of record in Instrument 200903090020515, said Register's Office.

Charter of record in Book 8711, Page 701, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 9393, Page 831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1944 Waterford Drive, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of May, 2012.

Jason Weatherford

Lee Ann Weatherford

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Weatherford and wife, Lee Ann Weatherford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
~~Stewart Title Company Tennessee Division~~
~~13026 Lebanon Road, Ste 100~~
~~Mt Juliet, TN 37122~~

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122