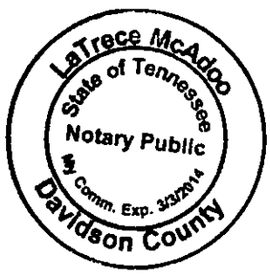
| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1616 Westgate Circle, Ste 215**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 12071380**<br><br> | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $219,990.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30 th day of July, 2012.<br><br>Notary Public<br>My Commission Expires: _____ |

Box 13
#17136

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Tracy L. Schorp<br>1553 Eller Drive<br>Nashville TN 37221 | CMCO mortgage LLC<br>7851 Freeway Circle<br>Middleburg Heights, OH 44130 | Tax Parcel ID No.<br>142-13-0A-011.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Booth and Aubrie Booth, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracy L. Schorp, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase 1 & Boundary Plat of Riverside of record in Plat Book 6900, Pages 490, 491 and 492, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Booth and Aubrie Booth, husband and wife by Warranty Deed from Vicki Behling, unmarried of record at Instrument No. 20081017-00104405, Register's Office for Davidson County, Tennessee, dated October 10, 2008.

The execution of this instrument is effected by the signature of Jan Booth as Attorney in fact for Brandon Booth, which Power of Attorney is recorded in Instrument 20120806-0069807, said Register's Office.

The execution of this instrument is effected by the signature of Jan Booth as Attorney in fact for Aubrie Booth, which Power of Attorney is recorded in Instrument 20120806-0069806, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

BILL GARRETT, Davidson County
Trans:T20120058058 DEEDWARR
Recvd: 08/06/12 13:44 2 pgs
Fees:13.00 Taxes:813.96
20120806-0069808

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 490 Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619 and Book 7405, page 780, as amended in Instrument No. 20040419-0044162, all, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Riverside Homeowners Association, Inc. of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewer Line of record in Book 10482, Page 708, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying the open space of record in Instrument Number 20040608-0067841, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1553 Eller Drive Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of July, 2012.

Brandon Booth by Jan Booth as Attorney in fact

Aubrie Booth by Jan Booth as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jan Booth,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Brandon Booth and Aubrie Booth,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of July, 2012

Notary Public My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY