BILL GARRETT, Davidson County
Trans:T20120063449 DEEDWARR
Recvd: 08/24/12 09:55 2 pgs
Fees:13.00 Taxes:351.50
20120824-0076306

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mark B. Schardt
600 Rockview Court
Antioch, TN 37013

MORTGAGEE
Primary Residential Mortgage
4750 West Wiley Post Way, #200
Salt Lake City, UT 84116

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 176-05-0
PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Charles J. Goostree and wife, Kellye Goostree is a/k/a Kellye Goodtree,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark B. Schardt,** and wife, Tangela Schardt 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hickory Woods, Section A, of record in Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles J. Goostree and Kellye Goodtree, by Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee, dated September 16, 2010 and filed of record in Instrument No. 20100923-0075666, Register's Office for Davidson County, Tennessee. Kellye Goodtree and Kellye Goostree are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9678, Page 187, amended in Book 9764, Page 44; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 511, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **600 Rockview Court Antioch, TN 37013.**

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 22nd day of August, 2012.

Charles J. Goostree

Kellye Goostree

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles J. Goostree and wife, Kellye Goostree, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2012.

NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of August, 2012.

NOTARY PUBLIC

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 11-3-15