WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120077746 DEEDWARR
Recvd: 10/12/12 13:18 2 pgs
Fees: 13.00 Taxes: 715.95

20121012-0093682

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Kimberly G. Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/3/15

(AFFIX SEAL)

JO ANN AULOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael W. Beck	Wilson Bank & Trust	181100A15200CO
(NAME)	(NAME)	
6925 Scarlet Ridge Drive	623 W. Main St.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Lebanon, TN 37087	
(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, I, **Iris Schultz , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael W. Beck and Kimberly G. Beck , husband and wife,** , 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 Number 406 on the Plan of Final Plat, Phase Four, Autumn Oaks Subdivision, of record in Instrument No. 200205230062993 as amended in Instrument 200301100004644, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Iris Schultz and Jason M. Schultz, wife and husband by Deed from Corinthian Custom Homes Inc, dated 06/30/2003 and filed for record on 07/09/2003 in Instrument 200307090094777, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Iris Schultz, unmarried by Deed from Jason M. Schultz, unmarried, dated 05/11/2011 and filed for record on 06/24/2011 in Instrument 201106240048555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 6900, Page 786, Instrument 200205230062993, Instrument 200301100004644, said Register's Office.
Right of Way Agreement Easement of record in Book 2245, Page 271 and Book 4240, Page 667, said Register's

Office.
Partial Release as to Right of Way Agreement of record in Book 6968, Page 25, said Register's Office.
Stormwater Detention Agreement of record in Book 7760, Page 970, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 9343, Page 196, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 9343, Page 199, said Register's Office.
Charter of record in Instrument 200109120099442, said Register's Office.
Notice of Acceptance of Public Infrastructure of record in Instrument 201012070097329, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 6925 Scarlet Ridge Drive, Brentwood, TN 37027
(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 10th day of October, 2012.

Iris Schultz

State of Tennessee
County of Williamson

Personally appeared before me Iris Schultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of October, 2012.

Notary Public
My Commission Expires: 9/25/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027