Record

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This Instrument Prepared by: Aspen Title & Escrow, LLC
8848 Cedar Springs Lane, Suite 102
Knoxville, Tennessee 37923
File No. TN3662

BILL GARRETT, Davidson County
Trans:T20130033882 DEEDWARR
Recvd: 04/25/13 09:18 3 pgs
Fees:18.00 Taxes:469.90
20130425-0040983

WARRANTY DEED

THIS INDENTURE, made this 15th day of April, 2013, between **Mark J. Schermerhorn by Heather Sarah Schermerhorn, as Attorney-In-Fact, whose Power of Attorney is recorded in Instrument No. 20121120-0106919, Davidson County Register of Deeds Office and Heather Sarah Schermerhorn, husband and wife,** of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and **Leigh Anne Spencer**, unmarried of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal Description as followed:

Located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch and being described as follows, to-wit:

Being all of Lot 129, on the plan of Final Plat, Phase 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 200608240104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of location and description fo said lot.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument No. 200608240104548 and in 200612080152023; Easement to Tennessee Telephone Company as recorded in Instrument No. 200610130127087; Easement to Colonial Pipeline as recorded in Book 4542, page 131, Book 3616, page 453, Book 3570, page 13 and Book 3571, page 599; Easement to First Suburban Water District of Book 4453, page 157; Transmission Line Easements Book 4425, page 582 and in Book 2346, page 378; Declaration of Taking to United States of America (TVA) as recorded in Book 11335, page 609 and in Instrument No. 200210170127752; Storm Water Detention Agreement as recorded in Instrument No. 200411030132562; Charter of Homeowners' Association recorded in Instrument No. 200608240104548 and Easement to TDS Telecom as recorded in Instrument No. 200610130127208; all of said Register's Office.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of conveyance.

Being the same property conveyed to Mark J. Schermerhorn, by Warranty Deed executed by Ole South Properties, Inc., a Tennessee Corporation, dated September 30, 2009 and recorded October 5, 2009, in Instrument No. 200910050092356, Davidson County Register of Deeds Office.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2013 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written. Mark J. Schermerhorn by Heather Sarah Schermerhorn as attorney-in-fact

Heather Sarah Schermerhorn (L.S.)
Mark J. Schermerhorn by Heather Sarah Schermerhorn
As Attorney-In-Fact

Heather Sarah Schermerhorn (L.S.)
Heather Sarah Schermerhorn

STATE OF New York)
COUNTY OF Wayne) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Heather Sarah Schermerhorn** the within named 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 seal at office this 12th of April, 2013.

Lisa D. Grimes
Notary Public

My Commission expires: 11/01/2016

LISA D. GRIMES
Notary Public, State of New York
No. 01GR6117761
Qualified in Ontario County
Commission Expires Nov. 1, 20 16

STATE OF New York
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather Sarah Schermerhorn 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 in behalf of Mark J. Schermerhorn and acknowledged that he/she/they executed the same as the free act and deed of the said Mark J. Schermerhorn.

Witness my hand and official seal at office at Newark, NY on this the 12th day of April, 2013.

Lisa D. Grimes
Notary Public

Commission Expires: 11/01/2016

LISA D. GRIMES
Notary Public, State of New York
No. 01GR6117761
Qualified in Ontario County
Commission Expires Nov. 1, 20 16

State of TN
County of Knox

LISA A. GILLIAM
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$127,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th of April, 2013.

Notary Public

My Commission expires: 11-1-2014

THE NAME AND ADDRESS OF PROPERTY OWNER:

OWNER: **Leigh Anne Spencer**

ADDRESS: **809 Birchmill Point North**

Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

NAME:

ADDRESS: New owner

TAX PARCEL ID#: **175060A07500CO**