BILL GARRETT, Davidson County
Trans: T20130034870 DEEDWARR
Recvd: 04/29/13 11:01 2 pgs
Fees: 13.00 Taxes: 481.00
20130429-0042197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2013.

Notary Public

My commission expires: 9-2-15

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL JASON BROWN	SWMC	**04414005800**
908 FOWLER STREET	18303 Gridley Road	
OLD HICKORY, TN 37138	Cerritos, CA 90703	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

SCOTT A. SCHUCH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL JASON BROWN, MARRIED

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:

BEING Lot No. 102, on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, as shown on the plan recorded August 21, 1948, of record in Book 1424, Page 75, Register's Office for Davidson County, Tennessee, fronting 82 feet on Fowler Street.

BEING THE SAME PROPERTY CONVEYED TO SCOTT A. SCHUCH, UNMARRIED BY WARRANTY DEED FROM ROBERT G. HUFFINE DATED 04/03/2003 RECORDED ON 04/03/2003 IN INSTRUMENT NUMBER 20030403-0044355 SAID REGISTER'S OFFICE FOR SAID COUNTY. NANCY SCHUCH HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 908 FOWLER STREET, OLD HICKORY, TN 37138.

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 in 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 my/our hand(s) this 25th day of April, 2013.

SCOTT A. SCHUCH

NANCY SCHUCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SCOTT A. SCHUCH and NANCY SCHUCH, the within named Grantors, 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, at office, this 25th day of April, 2013.

Notary Public

My Commission Expires:

