WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Terri B. Borders	NEW OWNER	Parcel ID:
1019 Sterlingshire Drive		08313017300
Hendersonville, TN 37075		

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 acknowledged, we

Anthony W. Schumann and wife, Juli Ann Schumann

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Terri B. Borders

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 part of Lots 133, 134, and 135 in the East Edgefield plan of lots as recorded in Book 21, Page 147, of the Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING 125 feet from the North margin of Boscobel Street, north side, facing on the east side of South Eleventh Street and runs at right angles to said South Eleventh Street, easterly 140 feet to a 10 foot alley; thence northwardly with said alley, 50 feet to a 16 foot alley; thence westwardly with said 16 foot alley to South Eleventh Street thence South Eleventh Street, southwardly 50 feet to the beginning.

BEING the same property conveyed to Anthony W. Schumann and Juli Ann Schumann by deed from Deutsche Bank National Trust Company, as Trustee, of record in Instrument 20050404-0036128, dated March 25, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 147, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 315 S. 11th Street, Nashville, TN 37206

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 29th day of April, 2013.

Anthony W. Schumann

Juli Ann Schumann

BILL GARRETT, Davidson County
Trans:T20130035345 DEEDWARR
Recvd: 04/30/13 09:31 2 pgs
Fees:13.00 Taxes:673.40

20130430-0042770

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony W. Schumann and Juli Ann Schumann, 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 at Nashville, Tennessee, this 29th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

