STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. G13-6486D

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130036390 DEEDWARR
Recvd: 05/02/13 10:17 2 pgs
Fees:13.00 Taxes:370.00
20130502-0044143

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah Anderson (NAME)	NEW OWNER (NAME)	51-10-D-109CO
1431 Lewis Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rebecca Jane Daniel, Administratrix for The Estate of Zelma E. Schutt,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah H. Anderson, unmarried,** 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 Unit No. 109 on the plan of OAKLAND TRACE CONDOMINIUMS, SECTION II, as established by the Master Deed of record in Book 7111, Page 295, as amended in Book 7302, Page 648, and as shown on the plan of record in Book 6200, Page 447, as revised by the plan of record in Book 6200, Page 558, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert C. Schutt and wife, Zelma E. Schutt from C&T Development Company, Inc., by Deed dated February 3, 1987, in Book 7129, Page 387, in the Register's Office for Davidson County, Tennessee. The said Robert C. Schutt having since died July 1, 1998 leaving said property vested in Zelma E. Schutt as the surviving tenant by the entirety. The said Zelma E. Schutt having since died testate on May 27, 2012. Pursuant to the Letters of Administration probated under Docket No. 12P-1346 Seventh Circuit (Probate) Court of Davidson County, Tennessee Janet Lynn McMahon and Rebecca Jane Daniel were appointed as Administrators of the Estate of Zelma E. Schutt. Janet Lynn McMahon having since died April 10, 2013.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6200, page 558, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakland Trace Condominiums, Section II and recorded in Book 7111, page 295 and Book 7302, page 648, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7130, page 558 and Book 7141, page 875, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7129, page 382, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1431 Lewis Road, Madison, TN 37115.

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. Whenever 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 12th day of April, 2013.

THE ESTATE OF ZELMA E. SCHUTT

By: Rebecca Jane Daniel Admin April 12, 2013
Rebecca Jane Daniel, Administratirx Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rebecca Jane Daniel, Administratix for The Estate of Zelma E. Schutt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administratrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066