Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20130040333 DEEDWARR
Recvd: 05/15/13 09:24 2 pgs
Fees: 13.00 Taxes: 980.50
20130515-0048782

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:
Robert N. Currey, Jr.	Bank of America, N.A.	Parcel ID:
2329 Revere Place	350 Myles Standish Blvd.	08415012800
Nashville, TN 37214	Taunton, MA 02780	

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 Schumann and wife, Juli Schumann

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert N. Currey, Jr. and Teresa D. Currey, husband and wife
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. 16, on the Plan of Section I, Castlewood Estates, of record in Book 2331, Page 72, Register's Office for said County.

SAID Lot No. 16 fronts 90.2 feet on the easterly side of Revere Place and runs back between lines, 252.6 feet on the northerly line and 268 feet on the southerly line to a dead line in the rear on which it measures 151 feet.

BEING the same property conveyed to Anthony Schumann and Juli Schumann by deed from Joe Don Matheny and Bedonna C. Matheny, of record in Instrument 20020626-0076896, dated June 24, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2450, Page 469, 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 2331, Page 72, 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 2329 Revere Place, Nashville, TN 37214

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 10th day of May, 2013.

Anthony Schumann

Juli Schumann

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 Schumann and Juli 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 10th day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

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