BILL GARRETT, Davidson County
Trans:T20130044358 DEEDWARR
Recvd: 05/28/13 15:50 2 pgs
Fees:13.00 Taxes:441.71
20130528-0053682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 119,382.00

Affiant

Subscribed and sworn to before me this 24th day of May, 2013.

Notary Public

My commission expires:

JIM R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HARRY W. SHAUB III **DANIELLE C. SHAUB**	Same	**16213023100**
246 CEDARVIEW DRIVE		
ANTIOCH, TN 37013		

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,

CHARLES R GASE and WIFE, BETTY L GASE

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

HARRY W. SHAUB III and DANIELLE C. SHAUB

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 Lot No. 2 on the Plan of Dreamland Estates, Section 4 of record in Plat Book 6900, Page 188, Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R GASE AND WIFE, BETTY L GASE BY WARRANTY DEED FROM JACK WILLIAM CONSTRUCTION COMPANY, INC DATED 03/10/88 AND RECORDED ON 03/14/88 IN BOOK 7490, PAGE 607, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 246 CEDARVIEW DRIVE, ANTIOCH, TN 37013.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 24th day of May, 2013.

CHARLES R GASE

BETTY L GASE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES R GASE and BETTY L GASE, 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 24th day of May, 2013.

Notary Public

My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

NO CONDENS MEMO
OF WRITING, TYPING OR
IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED