BILL GARRETT, Davidson County
Trans:T20130052892 DEEDWARR
Recvd: 06/21/13 15:19 2 pgs
Fees:13.00 Taxes:643.80

20130621-0064092

WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **June, 2013.**

Notary Public

MY COMMISSION EXPIRES: 7-8-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria A. Myers	SHBC MORTGAGE CORP.	141 06 0A 055.00
(NAME)	(NAME)	
7724 Poplar Ridge Drive	9311 SAN PEDRO AVE, SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAN ANTONIO, TX 78216	
(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 hereby acknowledged, WE, **Jansen Schroeder and Kennah Schroeder, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maria Myers, unmarried,** hereinafter called the Grantee, her 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, TN, being Lot No. 75, on the Plat of Section Four, Poplar Ridge, A Planned Unit Development, of record in Book 9700, page 119, Register's office of Davidson County, TN, to which plat/parcel reference is hereby made for a more particular description.

BEING the same property conveyed to Jansen Schroeder and wife, Kennah Schroeder by Warranty Deed from Lance M. Fossick, and wife, Shellie M. Fossick dated March 16, 2007, of record in Instrument No. 20070320-0033745, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7724 Poplar Ridge Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 **20th** day of **June, 2013.**

Jansen Schroeder

Kennah Schroeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jansen Schroeder and Kennah Schroeder, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **June, 2013.**

Notary Public

My commission expires:
12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 23, 2014