WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055730 DEEDWARR
Recvd: 07/01/13 14:10 2 pgs
Fees:13.00 Taxes:1661.30
20130701-0067671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5513 MARTIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chadwick A. Martin	SWBC Mortgage Corporation	117-08-0-E 001.00CO
1503 Ferguson Avenue Side B	9311 San Pedro, Suite 100	
Nashville, TN 37212	San Antonio, TX 78216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANN M. SCHUSTER FKA ANN M RAKOCZY AND DAN SCHUSTER,

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

CHADWICK A. MARTIN ,an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1503 Ferguson Avenue Side B, Nashville, TN 37212

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 hand on the 28th day of June, 2013.

Ann M. Schuster fka Ann M Rakoczy

Dan Schuster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANN M. SCHUSTER FKA ANN M RAKOCZY AND DAN SCHUSTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2013.

Notary Public

My Commission Expires:

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

13-C5513 MARTIN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit number 1 in Ferguson Townhomes, a Private Element Horizontal Property Regime located on Ferguson Avenue in Nashville, Davidson County, Tennessee, and described in the Master Deed and By-Laws for Ferguson Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument 20040614-0069845, as corrected in Instrument 20040617-0071637, Register's Office for Davidson County, Tennessee, to which matters reference is hereby made.

Being the same property conveyed to Ann M. Rakoczy*, unmarried by Warranty Deed from Kevin Moser, unmarried, recorded on the 10th day of September, 2007 in Instrument No. 20070910-0108120, in the Register's Office of Davidson County, Tennessee.

Ann M. Rakoczy nka Ann M. Schuster

Dan Schuster joins in this conveyance to convey any and all interest he may have in said property

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20040430-0048979 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FERGUSON TOWNHOMES Condominium of record in Instrument No. 20040614-0069845, corrected at Instrument No. 20040617-0071637; also subject to easements, rights and interests 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.

e. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20041007-0121156.