BILL GARRETT, Davidson County
Trans:T20130055907 DEEDWARR
Recvd: 07/01/13 15:39 2 pgs
Fees:13.00 Taxes:450.66
20130701-0067892

WARRANTY DEED

R-VRES-13-113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,800.00

Kerri Lynn Cannon
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerri Lynn Cannon	Movement Mortgage, LLC	
113 Cottage Place	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Virginia Beach, VA 23452	095020A11300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL J. SCHAEFER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KERRI LYNN CANNON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF COTTAGE PLACE CONDOMINIUMS, OF RECORD IN BOOK 6520, PAGES 816-823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL AS DESCRIBED IN THE MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6520, PAGE 745, SAID REGISTER'S OFFICE, AS AMENDED BY AMENDMENT TO MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6569, PAGE 212, SAID REGISTER'S OFFICE, AND BY SECOND AMENDMENT TO MASTER DEED, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6636, PAGE 722 AND FURTHER AMENDED IN BOOK 6902, PAGE 829, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DANIEL J. SCHAEFER, UNMARRIED BY WARRANTY DEED FROM NINA KATHERINE NEISLER, NOW BEING NINA KATHERINE VOWELL AND HUSBAND, STANLEY R. VOWELL, BY AND THROUGH NINA KATHERINE VOWELL, ATTORNEY IN FACT, RECORDED ON THE 2ND DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080402-0032860, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20070320-0033730; BOOK 722, PAGE 268 AND BOOK 722, PAGE 324; BOOK 5256, PAGE 398; BOOK 6803, PAGE 725, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID STACI LYN SCHAEFER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 113 Cottage Place, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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 28th day of June, 2013.

6/28/13
Daniel J. Schaefer

STACI SCHAEFER BY , ATTORNEY-IN-FACT
Staci Schaefer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL J. SCHAEFER, the within named bargainor, 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, this the 28th day of June, 2013.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DANIEL J. SCHAEFER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STACI SCHAEFER and who acknowledged he/she/they executed the same as the free act and deed of the said STACI SCHAEFER.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public
My Commission Expires: 5/20/14
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903