BILL GARRETT, Davidson County
Trans: T20130078255 DEEDWARR
Recvd: 09/10/13 10:31 2 pgs
Fees: 13.00 Taxes: 439.38

20130910-0095410

(2)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,750.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-23-13

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREDERICK R. SHAPTER AND HEIDI A. SHAPTER, HUSBAND AND WIFE	First Community Mortgage, Inc. (NAME)	096160A08200CO
211 Lakebrink Drive (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARLENE SCHWAB, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FREDERICK R. SHAPTER AND HEIDI A. SHAPTER, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that 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 .85, ON THE PLAN OF LARCHWOOD, PHASE ONE A, SECTION FOUR, PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6200, PAGE 924, AMENDING PLAT BOOK 6900, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARLENE SCHWAB AND HUSBAND, HAROLD M. SCHWAB, BY QUITCLAIM DEED FROM FLORENCE G. POREMBSKI AND ARLENE SCHWAB, OF RECORD BY INSTRUMENT NO. 20000517-0049556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HAROLD M. SCHWAB HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

WENDY L. PEPLINSKI EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ARLENE SCHWAB, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 20130910000 95409

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 211 Lakebrink Drive, Nashville, TN 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 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 my/our hand(s) this 29th day of August, 2013.

WARRANTY DEED
(Continued)

Arlene Schwab
Arlene Schwab

By: Wendy L. Peplinski, Attorney In Fact
Wendy L. Peplinski, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 29th day of August, 2013, before me personally appeared Wendy L. Peplinski, 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 Arlene Schwab and acknowledged that such person executed the same as the free act and deed of Arlene Schwab.

Witness my hand and official seal, at office, on this the 29th day of August, 2013.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072