This Instrument prepared by:

Gregory T. Taylor, Esq., TN BPR # 30993
306-B South 12th Street, P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Davidson County DEEDWARR
Recvd: 09/13/13 09:38 5 pgs
Fees:27.00 Taxes:0.00
20130913-0096683

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jayne M. Schulle	Jayne M. Schulle	07507013600
517 Dutchmans Drive Hermitage, Tennessee 37076	517 Dutchmans Drive Hermitage, Tennessee 37076	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, JAYNE M. SCHULLE formerly known as JAYNE MARIE LEGERE, single, hereinafter referred to as "Grantor", does hereby grant, convey and warrant, unto JAYNE M. SCHULLE, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 517 Dutchmans Drive, Hermitage, Tennessee 37076, her heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as described in Deed Inst #200310280158923, ID #1234 and ID #07507013600, being known and designated as:

Lot No. 106, on the Plan of Highlands of Tulip Grove, Section 3, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tax ID: 07507013600.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 26012**

Being the same property conveyed unto Jayne Marie Legere, unmarried, by fee simple deed from Charles William Felts and Linda Baker Felts, husband and wife, as set forth in Inst #200310280158923 dated 10/27/2003 and recorded 10/28/2003, Davidson County Records, State of Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 517 Dutchmans Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.
The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of July, 2013.

Jayne M. Schulle
formerly known as Jayne Marie Legere

JAYNE M. SCHULLE formerly known as
JAYNE MARIE LEGERE

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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JAYNE M. SCHULLE formerly known as JAYNE MARIE LEGERE with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 5th day of July, 2013.

Notary Public
My Commission expires:

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of July, 2013.

Notary Public
My Commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 200310280158923, ID# 1234 AND ID# 07507013600, BEING KNOWN AND DESIGNATED AS:

LOT NO. 106, ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 140, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

MORE COMMONLY KNOWN AS 517 DUTCHMANS DR., HERMITAGE, TN 37076

JAYNE MARIE LEGERE, UNMARRIED BY FEE SIMPLE DEED FROM CHARLES WILLIAM FELTS AND LINDA BAKER FELTS, HUSBAND AND WIFE AS SET FORTH IN INST # 200310280158923 DATED 10/27/2003 AND RECORDED 10/28/2003, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries