(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Malicia H. Wilson	Same	171040A05600CO
(NAME)	(NAME)	
5549 Nevil Point		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8281		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130090473 DEEDWARR
Recvd: 10/21/13 15:02 2 pgs
Fees:13.00 Taxes:1221.00
20131021-0109753

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Effie V. Schumacher, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Malicia H. Wilson, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 46 on the plan of Revision One, Section Two, Brownstone, as shown by plat appearing of record in Book 9700, Pages 942 and 943, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward M. Schumacher and wife, Effie V. Schumacher by Deed from Pulte Homes Tennessee, a Nevada Limited Partnership, dated 03/30/2000 and filed for record on 04/04/2000 in Instrument 200004040033811, Register's Office for Davidson County, Tennessee. Edward M. Schumacher having since died on April 5, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 9700, Page 942 and Book 9700, Page 943, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 10658, Page 952, said Register's Office.
Restrictive Covenants of record in Book 11276, Page 618, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5549 Nevil Point, Brentwood, TN 37027-8281
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-17203
SMG TN Warranty Deed

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 my hand this 4th day of October, 2013.

X Effie V Schumacher by Robert Schumacher, Attorney in fact
Effie V. Schumacher by Robert Schumacher, Attorney in Fact

STATE OF ~~TENNESSEE~~ VIRGINIA
~~COUNTY OF WILLIAMSON~~ CITY OF LYNCHBURG

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ city and State, the within named Robert Schumacher, with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Effie V. Schumacher, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2013.

X Danita R Kidd
Notary Public
My Commission Expires: Commission Expires 12/31/16

Registration # 206588

DANITA R. KIDD COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

DANITA R. KIDD COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027