This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

BOX 30-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Christopher E. Schwartz **717 N. Wickshire Way** **Brentwood, Tenn. 37027**	**New Owner**	**172-9-118.00**

****

That **Danny W. Gearlds and wife, Sherri P. Gearlds,** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Christopher E. Schwartz and Ashley H. Schwartz** (herein called the "Grantee"); the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Banbury Crossing, Section Three, a Planned Unit development, of record in Book 9700, Pages 665-666, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Danny W. Gearlds and wife, Sherri P. Gearlds, by deed from The Jones Company Custom Homes of Tennessee, Inc., dated 4/24/01 and found of record as Instrument No. 20010501-0044218, Register's Office for Davidson County, Tennessee.

This is improved property which bears the address of: 717 N. Wickshire Way, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **1st** day of **November, 2013.**

Danny W Gearlds by Sherri P. Gearlds — Sherri P. Gearlds

Danny W. Gearlds by Sherri P. Gearlds, Attorney in Fact — **Sherri P. Gearlds**
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20130094029 DEEDWARR
Recvd: 11/04/13 10:31 2 pgs
Fees:13.00 Taxes:1204.35
20131104-0114154

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this **1st** day of **November, 2013**, personally appeared before me, the undersigned, **Sherri P. Gearlds**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "Attorney-in-Fact" of **Danny W. Gearlds**, and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this the **1st** day of **November, 2013**.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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, **Sherri P. Gearlds,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **1st** day of **November, 2013.**

Notary Public

Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$325,500.00**.

Sworn to and subscribed before me this **1st** day of **November, 2013.**

Affiant

Notary Public

My Commission Expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY