BILL GARRETT, Davidson County
Trans:T20140001571 DEEDWARR
Recvd: 01/08/14 11:38 2 pgs
Fees:13.00 Taxes:344.10
20140108-0002053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 93,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2014.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES A. FINEMAN	**THE FARMERS BANK**	**02516008000**
299 DRAPER CIRCLE	**PO BOX 10, 120 VILLAGE DRIVE**	
GOODLETSVILLE, TN 37072	**PORTLAND, TN 37148**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

KAMBRIA T. SCHUMACHER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. FINEMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the rear 160 feet of Lot No. 52, on the Plan of Goodletsville Heights, Section IV, as shown on plat of record in Plat Book 2133, Page 43 and 44 and Book 4595, Page 158 in the Registers Office for Davidson County, Tennessee, and being more particularly, described as follows: Said rear portion of Lot No. 52 fronts 160 feet on the Southwesterly margin of Draper Circle and runs back between lines 105 feet on the Southeasterly line and 114.8 feet on the Northwesterly line to a dead line in the rear on Lot No. 51, upon which it measures 160.5 feet thereon.

Tract II

A strip of land approximately 13 feet in width and 160.5 feet in the length being a part of the Northeasterly section of Lot 51 on the original plan of Goodletsville Heights Subdivision, Section IV, of record in Plat Book 2133, Page 43, Registers Office for Davidson County, Tennessee, and more specifically described according to a survey dated May 1, 1979, by Donald R. Carver, Surveyor, No. 271, as follows:
Beginning at a point being the northeasterly corner of Lot 51 and the Southeasterly corner of Lot 52-B; thence South 44 West 13 feet to a point; thence North 48 deg. 30 West, 160.5 feet to a point; thence North 44 deg. East 13 feet to a point, a common corner with Lots 52-A and 52-B; thence following the common line between Lot 52-B and 51, South 48 deg. 30 East 160.5 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY, DEPARTMENT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON, D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM

MCC TN. LLC AS SUBSTITUTE TRUSTEE, DATED 01/14/2013 AND RECORDED ON 06/10/2013 IN INSTRUMENT NUMBER 20130610-0058535 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO TORIA R. THOMPSON, A UNMARRIED WOMAN AND DEBORAH G. THOMPSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ROBERT A HOOPER AND DEBORAH M. HOOPER, HUSBAND AND WIFE, DATED 09/30/2005 AND RECORDED ON 10/06/2005 IN INSTRUMENT NUMBER 20051006-0120459,SAID REGISTER'S OFFICE FOR SAID COUNTY.

NOW BEING THE SAME PROPERTY CONVEYED TO KAMBRIA T. SCHUMACHER BY CASH DEED AS RECORDED ON THE 8th DAY OF JANAURY, 2014 IN INSTRUMENT NO. 20140108-0002051, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 299 DRAPER CIRCLE, GOODLETSVILLE, TN 37072.

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 in 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 3rd day of January, 2014.

Kambria T Schumacher
By Katherine Shariati Attorney in fact

KAMBRIA T. SCHUMACHER
BY: KATHERINE SHARIATI
ATTORNEY IN FACT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KATHERINE SHARIAIT AS ATTORNEY IN FACT FOR KAMBRIA T. SCHUMACHER, the within named Grantor(s), 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, at office, this 3rd day of January, 2014.

Notary Public

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-24-17