Bof 36
27345

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016553 DEEDWARR
Recvd: 03/11/14 15:11 2 pgs
Fees:13.00 Taxes:1220.63
20140311-0020478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $829,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: (SEAL)

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin A. Schumacher and Kerry James Schumacher	SAME AS NEW OWNERS	16002003600
(NAME)	(NAME)	
5301 Franklin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, William J. Landry, Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin A. Schumacher and husband, Kerry James Schumacher, 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 part of Lot 2 on the plan of Forest Acres Subdivision Section Two, of record in Book 1424, Page 17, Register's office for said County.

SAID part of Lot No. 2 which is a corner lot fronts 222 feet on the northwesterly margin of Franklin Road (or U.S. Highway No. 31) and fronts 268.3 feet on the southerly margin of Redwood Drive, and extends back 209 feet more or less on the southerly line and 211.8 feet on the westerly line to a point of intersection.

Being the same property conveyed to William J. Landry, Jr. and spouse, Loretta T. Landry, by deed of record in Book 9404, Page 695, Register's Office for Davidson County, Tennessee. Loretta T. Landry died on 02/01/12 leaving William J. Landry, Jr. as the sole owner of said property.

unimproved ☐

This is improved ☒ property, known as 5301 Franklin Road, Nashville, TN 37220

(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.

KOS $58

Witness my hand this 10th day of March, 2014.

William J. Landry Jr.

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 William J. Landry, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of March, 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

KOS