Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20140020612 DEEDWARR
Recvd: 03/27/14 13:53 2 pgs
Fees:13.00 Taxes:580.90
20140327-0025394

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

Subscribed and ~~sworn~~ to before me this 21st day of March, ~~2014~~.

Notary Public
My Commission ~~Expires~~: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

14-0096

Address of New Owner:	Send Tax Bills to:	Tax Information:
Miguel Rodriguez	Same Address as new Owner	181 02 A
8320 Tecumseh Lane		022.00 CO
Cane Ridge, TN 37013		

~~After Recording Return To:~~
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

WARRANTY DEED

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 acknowledged, we,

Jason M. Schultz and wife, Sara Schultz,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Miguel Rodriguez, a single man, and Brandon McCluskey, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 22 on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason M. Schultz, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 6, 2010, recorded as Instrument No. 20101207-0097445, Register's Office for said County.

Sara Schultz, wife of Jason M. Schultz, joins in the execution of this instrument to convey any interest she may have, marital or otherwise, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8320 Tecumseh Lane, Cane Ridge, TN 37013.**

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.

Witness our hands this 21st day of March, 2014.

3/21/14

Jason M. Schultz

3/21/14

Sara Schultz

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 **Jason M. Schultz and Sara Schultz**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of March, 2014.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Larry W. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 8/16/14
Jane Grazer, Notary Public

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