WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

David L. Schardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
David L. Schardt	Sumner Bank & Trust	Map & Parcel 16015001300
(NAME)	(NAME)	
5721 Hearthstone Lane	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, James West, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David L. Schardt and Anna Faye Schardt, husband and wife, 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:

BEING Lot No. 13, on the Plan of Hearthstone, Phase I, of record in Book 5200, Page 218, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James West by deed from James West, Successor Trustee of the Helen T. West Revocable Living Trust Agreement, dated May 24, 2010 of record in Instrument 20110628-0049237, Register's Office, Davidson County, Tennessee. The Helen T. West Revocable Living Trust Agreement dated May 24, 2010, herein joins to convey any and all rights and interest it may have, if any.

This conveyance is subject to Restrictions and Covenants of record in Book 5479, Page 422; Declaration of Covenants, Conditions and Restrictions of record in Book 7053, Page 982 and in Book 9945, Page 958; Assignment of record in Book 11331, Page 828, and Charter of Hearthstone Common Facilities Association of record in Book 6995, Page 646, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 5200, Page 218 as amended in Book 6252, Page 422, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

unimproved ☐

This is improved ☑ property, known as 5721 Hearthstone Lane, Brentwood, TN 37027
(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.

BILL GARRETT, Davidson County
Trans:T20140023977 DEEDWARR
Recvd: 04/09/14 12:21 2 pgs
Fees:13.00 Taxes:1176.60
20140409-0029648

Witness my hand this 7th day of April, 2014.

James West

Helen T. West Revocable Living Trust Agreement dated May 24, 2010

By: _____
James West, Successor Trustee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James West the bargainor(s), 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 this 7th day of Apr. 1, 2014.

Notary Public

My Commission Expires: 7-18-17

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James West as Successor Trustee of Helen T. West Revocable Living Trust dated May 24, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Successor Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 7th day of Apr. 1, 2014.

Notary Public

My Commission Expires: 7-18-17

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON