WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Jessica Sprunell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140038606 DEEDWARR
Recvd: 06/03/14 09:20 2 pgs
Fees:13.00 Taxes:647.50
20140603-0047624

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Schutte	Kimberly Schutte	73-1 183.00
(NAME)	(NAME)	
2410 Milton Drive	2410 Milton Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140708

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Idella Y. Dickens**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Schutte, a single person,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 69 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Idella Y. Dickens by Warranty Deed from Frances P. Sweeney, et al, dated September 24, 1992 and filed of record in Book 8752, page 598, and re-recorded in Book 8763, Page 86, Register's Office for Davidson County, Tennessee. The said Idella Y. Dickens was married to Roger Dale Dickens. The said Roger Dale Dickens is now deceased, having died on or about August 27th 2013.

unimproved ☐

This is improved ☒ property, known as 2410 Milton Drive, Nashville, TN 37216

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of May, 2014.

Idella Y. Dickens

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Idella Y. Dickens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Idella Y. Dickens executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public