BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140042331 DEEDWARR
Recvd: 06/16/14 11:22 2 pgs
Fees:13.00 Taxes:1272.80
20140616-0052206

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $344,000.00

Affiant

Subscribed and sworn to before me, this 13 day of June 2014.

Notary Public
My commission expires: _____ My Commission Expires MAR. 7, 2017

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip J. Sensing 1009 Thyme Ct. Brentwood TN 37027	SAME	160-11-O-67.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bryan J. Schmechel and wife Amber K. Schmechel hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Phillip J. Sensing, married hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 32 on the Plan of Hearthstone, Phase 9, as of record in Plat Book 6900, Page 374, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bryan J. Schmechel and Amber K. Schmechel by Warranty Deed from Barbara Wood and husband, John Wood, of record in Instrument No 20120821-0074816; Register's Office for Davidson, Tennessee and dated August, 16, 2012.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hearthstone Phase 9 of record in Book 6900 Page 374, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7032, page 92, and amended in Book 5409, Page 485 and Book 7053, Page 982 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Hearthstone Homeowners Association of record in Book 7054 Page 22

This property is improved property known as 1009 Thyme Ct., Brentwood, Tennessee 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 13th day of June, 2014.

Bryan J. Schmechel by Rachel Stinson His Attorney-in-fact

Bryan J. Schmechel, by Rachel Stinson
His Attorney-in-fact

Amber K. Schmechel by Rachel Stinson attorney-in-fact

Amber K. Schmechel, by Rachel Stinson
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of June, 2014, before me personally appeared Rachel Stinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bryan J. Schmechel and Amber K. Schmechel acknowledged that such person executed the same as the free act and deed of Bryan J. Schmechel and Amber K. Schmechel.

Notary Public

My Commission expires 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08226