WARRANTY DEED

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 [illegible] AVE.
[illegible]

RETURN TO:

G-NPM-14-946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
JAMES A. WATER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Hutchison	Regions Mortgage	
(NAME)	(NAME)	
946 Giant Oak Drive	2050 Parkway Office Circle	106-15-0-052.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CAROL B. SCHUBERT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES HUTCHISON, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 2 Hill-N-Dale of record in Plat Book 4175, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol B. Schubert by deed from Fritz J. Schubert of record in Book 8060, page 864, Register's Office for Davidson County, Tennessee, dated March 05, 1990 and recorded on March 08, 1990.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4206, Page 106, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8060, Page 864, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **946 Giant Oak Drive, Nashville, Tennessee 37217**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20140047242 DEEDWARR
Recvd: 07/02/14 13:07 2 pgs
Fees:13.00 Taxes:736.30
20140702-0058295

Witness my/our hand(s) this the 30th DAY OF JUNE, 2014.

Carol B. Schubert by Michael Schubert Attorney in fact

Carol B. Schubert by Michael Schubert,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Schubert , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROL B. SCHUBERT, and who acknowledged he executed the same as the free act and deed of the said CAROL B. SCHUBERT.

Witness my hand and official seal, this the 30th of June, 2014.

Kelly Rigdon

Notary Public
My Commission Expires: 2/4/2017
(SEAL)

KELLY RIGDON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE871462
Expires 2/4/2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212