WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051328 DEEDWARR
Recvd: 07/17/14 10:34 2 pgs
Fees:13.00 Taxes:549.45
20140717-0063229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Elaine C Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Robert Schultz	USAA	053060A10900CO
(NAME)	(NAME)	
1912 Waterford Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140933

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, BRENDA K. CROUCH, AN UNMARRIED WOMAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ROBERT SCHULTZ AND DANA SCHULTZ, HUSBAND AND WIFE** 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. :

Land in Davidson County, Tennessee, being Lot No. 109, Waterford,, Phase 3, as shown by plat of record in Plat Book 7900, page 707, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brenda K. Crouch, an unmarried woman by Warranty Deed from Michael D. Gibson and wife, Julie D. Gibson, dated June 18, 2003, of record in Instrument No. 20030620-0085712, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is subject to the following Restrictive Covenants of record in Book 7463, page 294; Book 8694, page 216; Book 8699, page 462; Book 9081, page 63; Book 9112, page 962; Book 9309, page 847 and in Book 9530, page 185, Register's Office for said County and Subject to By-Laws of record in Book 8715, page 583 and in Instrument No. 20090309-0020515, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters on aforesaid plat.

unimproved ☐

This is improved ☒ property, known as 1912 Waterford Drive, Old Hickory, TN 37138

(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 15th day of July, 2014.

Brenda K. Crouch
Brenda K. Crouch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 15th day of July, 2014.

Commission expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public