BILL GARRETT, Davidson County
Trans:T20140061423 DEEDWARR
Recvd: 08/20/14 09:19 2 pgs
Fees:13.00 Taxes:534.65

20140820-0075505

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$144,500.00
|X Erica M Schoch
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|19th DAY OF August, 2014.
|Susan Lynley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica M. Schoch 746 Spence Enclave Lane Nashville, TN 37210	Franklin American 501 Corporate Centre Dr Suite 400 Franklin, TN 37067	094.16-OE-035.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Allen B. Toole, Trustee of The Allen B. Toole Revocable Trust U/A/D 10/12/2007

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Erica M. Schoch, unmarried

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:

Land in Davidson County, Tennessee, being Unit 35 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Allen B. Toole, Trustee of the Allen B. Toole Revocable Trust U/A/D 10/12/2007 by Deed from Jonelle Leigh Graham Capps dated April 29, 2011 of record in Instrument Number 201105020033379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat as established by DCCR and shown by 2nd amendment to DCCR of record in Instrument Number 200612130153595, Register's Office for Davidson County, Tennessee.
3) Property is subject to DCCR of record in Instrument Number 200611150141672, as amended in Instrument Number 200611170142842; Instrument Number 200612130153595; Instrument Number 200805070047102 and Instrument Number 201211160105801, Register's Office for Davidson County, Tennessee.
4) Property is subject to Stormwater Detention Agreement of record in Instrument Number 200512190151715, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **746 Spence Enclave Lane, Nashville, TN 37210**
(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.

Witness My hand(s) this 19th day of August, 2014.

Allen B. Toole, TRUSTEE
Allen B. Toole, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Allen B. Toole, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee of the Allen B. Toole Revocable Trust U/A/D 10/12/2007 and is authorized by the Trust to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 19th day of August, 2014.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076