WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$262,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30T DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Lou Saeger	New Owner	**Map 181-10-A**
(NAME) **7276 Autumn Crossing Way**	(NAME)	**Parcel 100.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PATRICK SCHROEDER AND MARY SCHROEDER, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMY LOU SAEGER AND GLEN H. SAEGER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Davidson County, Tennessee, being Lot No. 357 on the Plan of Phase Three Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Schroeder and husband, Patrick Schroeder by Warranty Deed from Michael W. Thomas and wife, Sarah B. Thomas, filed of record in Instrument No. 20080714-0071945, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Williamson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20031029-0159380, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20010912-0099443, as amended as Instrument No 20030513-0064238, said Register's Office; and (d) Charter of record as Instrument No. 20010912-0099442, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **7276 Autumn Crossing Way, Brentwood, TN 37027**
(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.

BILL GARRETT, Davidson County
Trans:T20140076069 DEEDWARR
Recvd: 10/08/14 11:15 2 pgs
Fees:13.00 Taxes:969.40
20141008-0093295

Witness our hands this 30th day of September, 2014.

_____ 9/30/14
Patrick Schroeder

_____ 9/30/14
Mary Schroeder

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Patrick Schroeder and Mary Schroeder,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2014.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

_____
Notary Public