THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, ATTORNEY AT LAW**
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140077347 DEEDWARR
Recvd: 10/14/14 13:32 2 pgs
Fees:13.00 Taxes:1378.25
20141014-0094800

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Kevin Gan Thiara and Parvinder Thiara<br>1508 Gartland Avenue<br>Nashville, Tennessee 37206 | FRANKLIN AMERICAN MORTGAGE COMPANY<br>501 CORPORATE CENTRE DRIVE , SUITE 400<br>FRANKLIN, TN 37067 | 083 09 0 351.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GREGORY J. SCHUTZ and wife, SARA R. W. SCHUTZ**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KEVIN GAN, unmarried, and PARVINDER THIARA, unmarried, as Tenants in Common**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the plan of A.V.S. Lindsley 29 acre tract, of record in Plat Book 57, Page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory J. Schutz and wife, Sara R. W. Schutz, by Warranty Deed, from Scott A. McGilberry and wife, Leslie R. McGilberry, of record in Instrument No. 20040729-0090788, Register's Office for Davidson County, Tennessee, dated July 22, 2004, and recorded July 29, 2004.

This is improved property known as **1508 Gartland Avenue, Nashville, Tennessee 37206.**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **9th** day of **October**, **2014**:

Gregory J Schutz, by Micah Phillips, Attorney in Fact
**Gregory J. Schutz, by Micah Phillips, Attorney in Fact**

Sara R. W. Schutz, by Micah Phillips Attorney in Fact
**Sara R. W. Schutz, by Micah Phillips, Attorney in Fact**

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

On this 9th day of October, 2014, before me personally appeared **Micah Phillips**, 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 **Gregory J. Schutz**, and who acknowledged that he executed the same as the free act and deed of **Gregory J. Schutz**. Witness my hand and official seal, this the 9th day of October, 2014.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

On this 9th day of October, 2014, before me personally appeared **Micah Phillips**, 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 **Sara R. W. Schutz**, and who acknowledged that he executed the same as the free act and deed of **Sara R. W. Schutz**. Witness my hand and official seal, this the 9th day of October, 2014.

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/27/18

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $372,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2014:

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY