Davidson County	DEEDWARR
Recvd: 10/28/14 10:19	3 pgs
Fees:18.00 Taxes:518.00	
20141028-0099234	

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $140,000.00 Affiant Subscribed and sworn to before me, this 27th day of October, 2014. Notary Public My commission expires:_____
(Notary Stamp)	ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Colin J. Schaeffer **Allison L. Schaeffer**	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle	**Map\Parcel: 172-08-0-A-120.00CO**
213 Collinwood Corner	Birmingham, AL 35244	
Antioch, TN 37013		

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 ACKNOWLEDGE, I/WE,

Brendy L. McConnaughey, married (fka Brendy L. Bond)

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison L. Schaeffer and husband, Colin J. Schaeffer

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 120 on the Plan of Hunter's Branch, Section Two-A, of record in Book 6250, page 819, as amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brendy L. Bond, unmarried, by Warranty Deed, from Jonathan T. Scillian and wife, Lesley A. Scillian, of record in Instrument No. 20090625-0059274, dated June 22, 2009, Register's Office for Davidson County, Tennessee. Brendy L. Bond having since married and is now known as Brendy L. McConnaughey.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, page 819 and Book 6815, page 77, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6601, page 7 and amended in Book 6815, page 77, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 7893, page 324, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 7893, page 407, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 6250, page 572, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 6612, page 885 and Book 8923, page 318, Register's Office for DAVIDSON County, Tennessee.
Charter to HOA of record in Book 6632, page 424 and amended in Book 8923, page 318, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6632, page 429, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements,

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 213 Collinwood Corner, Antioch, TN 37013.

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 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 except as 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/our hand(s) this 27th day of October, 2014.

Brendy L. McConnaughey
By: Russell J. McCann, Attorney-in-Fact

*Alan D. McConnaughey, spouse of Brendy L. McConnaughey, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Alan D. McConnaughey
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Brendy L. McConnaughey and Alan D. McConnaughey for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Brendy L. McConnaughey and Alan D. McConnaughey, and is authorized by Brendy L. McConnaughey and Alan D. McConnaughey to execute this instrument on his/her behalf.

Witness my hand, at office, this 27th day of October, 2014.

Notary Public

My Commission Expires:_____

ALICIA B. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **140505JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017