FOR OFFICIAL USE

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th January 15, 2015.

Notary Public

MY COMMISSION EXPIRES: Nov. 5, 2018
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150004121 DEEDWARR
Recvd: 01/16/15 12:10 2 pgs
Fees:13.00 Taxes:588.30
20150116-0004792

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia S. Williams	SWBC Mortgage Corporation	086 07 0 021.00
(NAME) 1124 Jacksons View Road	(NAME) 9311 San Pedro Avenue, Ste 100	
(ADDRESS) Hermitage,TN 37076	(ADDRESS) San Antonio, Texas 78216	
(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, **Douglas G. Schueler and Robyn D. Schueler,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia S. Williams, an unmarried woman,** 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 located in Davidson County, Tennessee, being Lot Number 60 on the map entitled Jackson's Retreat, Phase I, Section 2, as of record at Book 5200 (erroneously listed as Book 5290 on current vesting deed), Page 334 and 335 and amended by Scrivener's Affidavit of record in Book 5972, page 96 and Book 6077, page 965, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas G. Schueler and Robyn D. Schueler by deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), of record at Instrument Number 20051206-0146703, and re-recorded at Instrument Number 20051209-0148047, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 1124 Jacksons View Road, Hermitage, TN 37076
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **January, 2015.**

Douglas G. Schueler

Robyn D. Schueler

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Douglas G. Schueler and Robyn D. Schueler**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **January, 2015.**

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
NOTARY
COUNTY