WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2524213

Return to:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 335,000.00

Affiant

Subscribed and sworn to me, this the 16th day of January, 2015.

Notary Public

My commission expires: 4/1/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner and mail tax bills to:	Parcel ID:
717 N Wickshire Way BRENTWOOD, TN 37027	New Owner	Map 172-9 Parcel 118.00

THIS INDENTURE is made effective the 16th day of January, 20 15, by **Christopher E. Schwartz and wife, Ashley H. Schwartz**, First Parties, for the purpose of conveying the premises described herein to Michael P. Dotson and wife, Haley A. Dotson, a one-half * , Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. *undivided interest and Stephen J. Suggs as Trustee of the Haley Anne Suggs 2010 Trust, a one-half undived interst

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Banbury Crossing, Section Three (3), a Planned Unit Development, of record in Book 9700, Pages 665 & 666, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher E. Schwartz and Ashley H. Schwartz by Warranty Deed from Danny W. Geralds and wife, Sherri P. Geralds, dated November 1, 2013 of record in Instrument No. 20131104-0114154, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Danny W. Geralds and wife, Sherri P. Geralds by deed from The Jones Company Custom Homes of Tennessee, Inc., dated April 24, 2001 of record in Instrument No. 20010501-0044218, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 9700, Pages 665 & 666, which shows an Owner's Certificate, certain notes, easements and setback lines; Grant of Transmission Line Easement to Tennessee Valley Authority/United States of America of record in Book 1174, Page 153 and in Book 2438, Page 392; Plat Amendment of record in Instrument No. 20050214-0016357; Sanitary Sewer/Storm Drainage Agreement of record in Book 11213, Page 82; Storm Water Detention Agreement of record in Book 10633, Page 330; Charter of Banbury Crossing Homeowner's Association, Inc. of record in Book 11187, Page 575; Restrictive Covenants of record in Book 4148, Page 75; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 10369, Page 48, Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, and Instrument No. 20051020-0126681; and By-Laws of Banbury Crossing Homeowner's Association of record in Instrument No. 20020610-0070239, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20150005300 DEEDWARR
Recvd: 01/22/15 09:15 2 pgs
Fees:13.00 Taxes:1239.50
20150122-0006181

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year _____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Christopher E. Schwartz

Ashley H. Schwartz

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Christopher E. Schwartz**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 25 day of November, 2014.

NOTARY PUBLIC

My Commission Expires:
7-24-2017

GEORGE WOODY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 24 2017

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashley H. Schwartz**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 25 day of November, 2014.

NOTARY PUBLIC

My Commission Expires:
7-24-2017

GEORGE WOODY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 24 2017

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.