WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00*****

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Schlabach and Amy Schlabach	Churchill Mortgage Corporation	083-13-0344.00
(NAME)	(NAME)	
1412 Boscobel Street	761 Old Hickory Boulevard, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150016567 DEEDWARR
Recvd: 03/06/15 15:33 2 pgs
Fees:13.00 Taxes:754.80
20150306-0019588

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged Alice Carpenter and Joseph Carpenter, wife and husband, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Daniel Schlabach and Amy Schlabach, husband and wife, 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 in Davidson County, Tennessee, and being Part of Lot No. 194, Block U, Lindsley Home Place, as shown on survey and plat of same appearing of record in Plat Book 2, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Said part of Lot No. 194 fronts 5 3 feet on the southerly side of Boscobel Street, and runs back between lines, being 122.61 feet on the easterly line and 123 feel on the westerly line to the northerly margin of an alley in the rear on which it measures 53 feet.

Being the same property conveyed to Alice Carpenter and Joseph Carpenter, wife and husband, by deed from Alice Carpenter, as shown of record in Instrument No. #20050708-0079057, Register's Office for Davidson County, Tennessee. Also reference deed of record in Instrument No. 20040127-0010249, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known 1412 Boscobel Street, Nashville, TN 37206
(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.

Witness our hands this 3 day of March, 2015.

Alice Carpenter

Joseph Carpenter

BY: _____
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alice Carpenter, with whom I am personally acquainted, on behalf of Joseph Carpenter, and who acknowledged that she executed the same as the free act and deed of the said Joseph Carpenter, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Joseph Carpenter, and appearing of record in Instrument # 20150306-0019587, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 3 day of March, 2015.

Notary Public

My Commission Expires: 5-20-17

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Carpenter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 3 day of March, 2015.

Notary Public

My Commission Expires: 5-2017

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY