WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

P-KW-15-2208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Schultz and Catherine L. Schultz	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
2208 S Ashford Court	**10 S. Jefferson St.**	**108-12-0-B-071.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Roanoke, VA 24011**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FABIOLA LEMUS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JORDAN SCHULTZ AND CATHERINE L. SCHULTZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 50 on the Plan of Phase 1-A, Section Two, Harborview, of record in Plat Book 6900, Pages 756, 757 and 758, as amended in Book 9096, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fabiola Lemus, unmarried by Warranty deed from Karen Kay Perkins, unmarried, of record in Instrument No. 20050817-0097788, Register's Office for Davidson County, Tennessee, dated August 05, 2005 and recorded on August 17, 2005.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 756 - 758, as amended in Book 9096, Page 764;
- Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786;
- HOA By-Laws of record in Book 7471, Page 62;
- HOA Charter of record in Book 7522, Page 339, as amended in Book 8263, Page 554;
- Conveyance of common areas to Harborview of Cheswicke HOA of record in Book 8297, Page 376 and Book 9108, Page 73;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886, and Book 6147, Page 893;
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 and referred to in Deed of record in Book 5658, Page 984;
- Storm Water Detention Agreement of record in Book 7390, Page 270;
- Easement of record in Book 8068, Page 723, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2208 S Ashford Court, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150022511 DEEDWARR
Recvd: 03/27/15 10:58 2 pgs
Fees:13.00 Taxes:758.50

20150327-0026557

Witness my/our hand(s) this the 23rd DAY OF MARCH, 2015.

X _____
Fabiola Lemus

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FABIOLA LEMUS, the within named 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, this the _____ of March, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KAREN GUZMAN
Notary Public, State of Florida
Commission# FF 170151
My comm. expires Oct. 20, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

For: Fabiola Lemus.