THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1160

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Schumacher Kayla J. Schumacher 4129 Kinley Court Nashville, TN 37211	OWNR	141-6-C-111.00

BILL GARRETT, Davidson County
Trans:T20150038280 DEEDWARR
Recvd: 05/18/15 10:51 2 pgs
Fees:13.00 Taxes:843.60
20150518-0045355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this the 13 day of May, 2015.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1-9-16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Maybell Stallings, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Schumacher and wife Kayla J. Schumacher,** 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, being Lot No. 104 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maybell Stallings by Warranty Deed from Samuel C. Skemp and Meghan Skemp, husband and wife, dated February 6, 2014, recorded February 12, 2014, of record in Instrument No. 20140212-0012535, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Samuel C. Skemp and Meghan Skemp, husband and wife by Warranty Deed from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation, dated May 24, 2011, recorded May 25, 2011, of record in Instrument No. 20110525-0039972, said Register's office.

This is ☒ Improved OR ☐ Unimproved property located at: **4129 Kinley Court, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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.

Whenever 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, Grantor has executed this instrument on this 13 day of **May, 2015.**

GRANTOR(S)

Maybell Stallings

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Daviess

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Maybell Stallings** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 13 day of **May, 2015.**

Notary Public
My Commission Expires: 10-8-2016

BRIAN F FLAHERTY
Notary Public
State At Large
Kentucky
My Commission Expires October 8, 2016