WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043491 DEEDWARR
Recvd: 06/03/15 12:38 2 pgs
Fees:13.00 Taxes:727.05
20150603-0051792

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon Scrofne Michael Scrofne	New Owners	Map 63-16-A
(NAME)	(NAME)	
1744 Aaronwood Drive		Parcel 18.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Carol Sumner and W. Carl Schneider, wife and husband, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharon Scrofne and Michael Scrofne, wife and husband,** 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 all of Lot No. 48, on the plan of Hampton Park, as shown by plat appearing of record in Plat book 6900, Pages 550-552, corrected in Book 7462, Page 445, and name changed in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Carol Sumner and W. Carl Schneider wife and husband, by Warranty Deed from Eric Douglas Laidlaw, filed for record on April 23, 2013 as Instrument No. 20130423-0040048, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, pages 550 - 552, corrected in Book 7462, page 445, and in Book 8181, page 112, said Register's Office; (c) Restrictive covenants contained in Book 7351, page 852, amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393, said Register's Office; and (d) Charter of record in Book 7431, page 204 and in Book 8517, page 762, amended in Book 8833, page 216, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1744 Aaronwood Drive, Old Hickory, TN 37138
(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 my/our hands this 28th day of May, 2015.

Carol Sumner

W. Carl Schneider

State of Tennessee
County of Davidson

Personally appeared before me Carol Sumner and W. Carl Schneider, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 50715138

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017