WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043567 DEEDWARR
Recvd: 06/03/15 13:50 2 pgs
Fees: 13.00 Taxes: 592.00
20150603-0051873

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 5/3/16
(AFFIX SEAL)

LA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert A. Cantin	Bank of Tennessee	Parcel ID:
428 Hampstead South	301 E. Center St.	149010B09200CO
Antioch, TN 37013	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Harris H. Schultz and wife, Janet L. Schultz

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert A. Cantin and Robyn M. Cantin, 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, being Lot No. 247 on the Plan of Piccadilly Square, Phase III, as of record in Book 6250, Page 892, 893 and 894, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Harris H. Schultz and Janet L. Schultz by deed from William Gene Black and Tammy Jo Black, of record in Book 9221, Page 710, dated January 4, 1994, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 708; Book 6295, page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431; Book 6236, Page 683; Book 6236, Page 730; Book 6295, Page 506; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; and Book 6830, Page 739, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 892, 893 and 894, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 428 Hampstead South, Antioch, TN 37013

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 29th day of May, 2015.

Harris H. Schultz

Janet L. Schultz

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harris H. Schultz and Janet L. Schultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2015.

My Commission Expires: 7/28/17

Notary Public

BRYAN QUIROZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 28, 2017