BILL GARRETT, Davidson County
Trans:T20150049515 DEEDWARR
Recvd: 06/22/15 10:49 2 pgs
Fees:13.00 Taxes:603.10
20150622-0059343

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $103,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TENNESSEE NOTARY PUBLIC STATE OF WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1236B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Regina M. Williams	US Bank NA	059040A04500CO
533 Ewing Dr.	3180 Rider Trail South	
Nashville, TN 37027	Earth City, MO 83045	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JACK SCHUETT, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REGINA M. WILLIAMS, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 3 on the Plan of Final Plat Phase 1 Brookview Subdivision of record in Instrument No. 20050209-0015100, 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 Stephani Day Jackson and husband, David Stephen Jackson by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080327-0030820 Register's Office for Davidson County, Tennessee, dated March 20, 2008 and recorded on March 27, 2008.

Being the same property conveyed to LRW Holdings LLC, by Substitute Trustee's deed from J. Phillip Jones, individually or by and through his agent, as said Substitute Trustee, of record in Instrument No. 20150225-0016085 Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on February 25, 2015.

Being the same property conveyed to Jack Schuett by Quitclaim deed from LRW Holdings, LLC, a Delaware limited liability company of record in Instrument No. 20150225-0016086 Register's Office for Davidson County, Tennessee, dated February 15, 2015 and recorded on February 25, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050209 0015100, Register's Office of Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Instrument No. 20050826-0102256 (as applies to lots 32-43)

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050207-0013977, as amended in Instrument No. 20050311-0027337, Instrument No. 20060512-0055855 and in Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

HOA Common Area Deeds of record in Instrument No. 20051104-0134242, Instrument No. 20060512-0055853, Instrument No. 20060512-0055854, and in Instrument No. 20110421-0030898, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 533 Ewing Dr., Nashville, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 18th day of June, 2015.

Jack Schuett

Jack Schuett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JACK SCHUETT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of June, 2015.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1236B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027