Davidson County	DEEDWARR
Recvd: 06/30/15 10:06	3 pgs
Fees:18.00 Taxes:943.13	
20150630-0062800	

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00 Ashley Johnson SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2015. Shelly M Smith Notary Public MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ANDREW DAVID SCHROEDER, II	New Owner	007-00-0/202.00
(NAME) 2109 TINNIN ROAD	(NAME)	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, CRAIG HARRIS AND WIFE, NAOMI HARRIS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW DAVID SCHROEDER II AND LORI SCHROEDER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TINNIN ROAD ESTATES-TRACT #9-BEING LOCATED IN THE 2ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, ON THE WEST SIDE OF TINNIN ROAD, AND BEING A PORTION OF THE PROPERTY OF RECORD IN DEED BOOK 11399, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE TAX MAP 7, PARCEL 078, TAX ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD IN THE WEST MARGIN OF TINNIN ROAD, SAME BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE EASTERNMOST NORTHEAST CORNER OF TRACT #8 OF TINNIN ROAD ESTATES (5.01 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 491.54 FEET NORTH OF THE NORTHEAST CORNER OF CLARENCE ASHBURN AS YOU MEASURE ALONG SAID MARGIN; THENCE LEAVING ROAD WITH LINE OF SAID TRACT #8 SOUTH 86 DEGREES 43 MINUTES 11 SECONDS WEST 225.00 FEET TO AN IRON ROD; THENCE NORTH 84 DEGREES 37 MINUTES 42 SECONDS WEST 444.60 FEET TO AN IRON ROD; THENCE NORTH 05 DEGREES 22 MINUTES 18 SECONDS EAST 346.51 FEET TO AN IRON ROD; THENCE WITH LINE OF TRACT #10 OF TINNIN ROAD ESTATES (5.01 ACRES AS PER SURVEY OF SAME DATE) SOUTH 84 DEGREES 37 MINUTES 42 SECONDS EAST 611.65 FEET TO AN IRON ROD IN THE WEST MARGIN OF TINNIN ROAD; THENCE WITH SAID MARGIN SOUTH 04 DEGREES 01 MINUTE 01 SECOND EAST 233.15 FEET TO A POINT, SAME BEING A POINT OF CURVATURE OF A CURVE PROCEEDING COUNTER-CLOCKWISE, HAVING A DEFLECTION ANGLE OF 04 DEGREES 56 MINUTES 19 SECONDS, A RADIUS OF 979.93 FEET, A TANGENT LENGTH OF 42.26 FEET, AND A CHORD OF SOUTH 06 DEGREES 29 MINUTES 10 SECONDS EAST 84.44 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 84.47 FEET TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES MORE OR LESS BY SURVEY BY CARROLL DEAN CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE

NUMBER 910, ADDRESS 150 MIDDLE FORK ROAD, HARTSVILLE, TENNESSEE, 37074, DATED JUNE 6, 2001.

BEING THE SAME PROPERTY CONVEYED TO CRAIG HARRIS AND WIFE, NAOMI HARRIS, BY WARRANTY DEED FROM TIMOTHY HUDNUT, A SINGLE MAN, RECORDED ON OCTOBER 29, 2012 IN INSTRUMENT NO. 20121029-0098970, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2109 TINNIN ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 26th day of June, 2015.

6/26/15
CRAIG HARRIS

6/26/15
NAOMI HARRIS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CRAIG HARRIS AND NAOMI HARRIS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of June, 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith