WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055608 DEEDWARR
Recvd: 07/09/15 13:02 3 pgs
Fees:18.00 Taxes:880.23
20150709-0066780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Jonathon K. Schmahl and Stephanie A. Schmahl	Peoples Home Equity, Inc.	086 04 0B 041.00
(NAME)	(NAME)	
4909 Tulip Grove Ln	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Seven Thousand Nine Hundred And No/100 Dollars ($237,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerry A. Underwood and Joan T. Underwood, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathon K. Schmahl and Stephanie A. Schmahl, 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:

Being Lot No. 71, on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry A. Underwood and wife, Joan T. Underwood by Warranty Deed from Glenn A. Roberts, unmarried dated July 24, 1998 and recorded July 28, 1998 in Book 11037, Page 111, in said Register's Office for Davidson County Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 4909 Tulip Grove Ln, Hermitage, TN 37076

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, has 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 2nd day of July, 2015.

Jerry A. Underwood

Joan T. Underwood by Jerry A. Underwood AIF
Joan T. Underwood
by Jerry A. Underwood, her Attorney in Fact

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STATE OF Georgia
County OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry A. Underwood the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2ND of July, 2015.

Joan Edwards
Notary Public
My Commission Expires: 4/11/2015

(SEAL)

OFFICIAL SEAL
LOREN EDWARDS
Notary Public, Georgia
COBB COUNTY
My Commission Expires
APRIL 11, 2017

STATE OF Georgia
County of FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry A. Underwood the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Joan T. Underwood and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Instrument No. 20150709-0066779 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 2ND day of July, 2015.

Joan Edwards
Notary Public
My Commission Expires: 4/11/2017

OFFICIAL SEAL
LOREN EDWARDS
Notary Public, Georgia
COBB COUNTY
My Commission Expires
APRIL 11, 2017

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