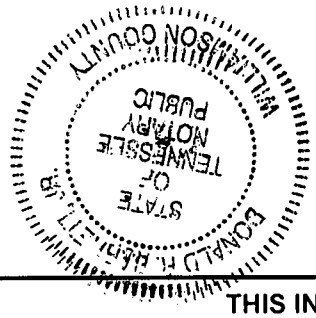
RETURN TO
Stewart Title Company
121 First Avenue South, Suite 300
Franklin, TN 37064
File # 01288-26978

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/22/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew J. Wingard	NEW OWNER	182060a20600CO
(NAME)	(NAME)	
8628 Lawson Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150064851 DEEDWARR
Recvd: 08/05/15 11:56 2 pgs
Fees:13.00 Taxes:629.00
20150805-0077862

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, we, **Jason R. Shuster and Sarah B. Shuster F/K/A Sarah B. Paiva, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew J. Wingard and Jemia A. Wingard, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 200, on the Final Plat Old Hickory Hills, Phase Two - Section Three as shown by plat appearing of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason R. Shuster, a single person and Sarah B. Paiva, a single person by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 03/15/2005, recorded 03/17/2005 of record in Instrument No. 20050317-0029378, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020116-0006750, as amended of record in Instrument No. 20101116-0091730, in the Register's Office for Davidson County, Tennessee.

Easement recorded of record in Instrument No. 200201230009339, in the Register's Office for Davidson County,

Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded of record in Instrument No. 200103060021333, Instrument No. 200302260025749, in the Register's Office for Davidson County, Tennessee.

Charter recorded of record in Instrument No. 200201230009417, in the Register's Office for Davidson County, Tennessee.

Amendment for Charter recorded of record in Instrument No. 200812190121385, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8628 Lawson Drive, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3rd day of August, 2015.

Jason R. Shuster

Sarah B. Shuster F/K/A Sarah B. Paiva

State of Tennessee
County of Williamson

Personally appeared before me Jason R. Shuster and Sarah B. Shuster F/K/A Sarah B. Paiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2015.

Notary Public
My Commission Expires: 8/21/17

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARNETT JR
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027