BILL GARRETT, Davidson County
Trans:T20150068865 DEEDWARR
Recvd: 08/17/15 10:48 2 pgs
Fees:13.00 Taxes:758.50
20150817-0082285

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Phillip Schreibfeder and
Melissa Pitt
1468 Aaronwood Drive
Old Hickory, TN 37138

MORTGAGEE
SWBC Mortgage Corporation
9311 San Pedro #100
San Antonio, TX 78216

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 16 OB
PARCEL 222.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kimberly F. Sellars, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillip Schreibfeder, unmarried and Melissa Pitt, unmarried** 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. 304 on the plan of Hampton Park (Formerly Chitwood Downs), of record in Plat Book 6900, pages 550, 551,552; Certificate of Correction in Book 7462, page 445, Surveyors Certificate in Book 8110, page 401 and Amendment to the Plat in Book 8181, page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly F. Sellars, unmarried by Warranty Deed dated September 10, 2012, from Travis Otto, filed of record December 28, 2012, of record in Instrument No. 20121228-0119783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7351, page, first amendment of record in Book 7451, page 739. second amendment of record in Book 8336, page 393, Charter of Chitwood Downs Homeowners Association, Inc. of record in Book 7431, page 204, Charter of Hampton Park of record in Book 8517, page 762, amended in Book 8833, page 216, Amendment to Plat (and subdivision name change of plat of record in Book 8181, page 112, Quitclaim deed to Hampton Park Home Owners Association, Inc. (formerly Chitwood Downs Homeowners Association) for open spaces of record in Book 8207, page 276, said Register's Office; Grants of Easements of record in Book 11030, pages 740, 743, and 785; Book 7489, page 515; Book 7460, page 930; Book 8739, page 991; Book 8657, page 179; Book 8007, page 235; Book 2247, page 75; Deed of Conveyance of record in Book 8951, page 797; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 550, 551, 552; Certificate of Correction in book 7461, page 445, Surveyors Certificate in book 8110, page 401, and Amendment to the Plat in Book 8181, page 112, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1468 Aaronwood Drive Old Hickory, TN 37138.**

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 13th day of August, 2013.

Kimberly F. Sellars

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly F. Sellars, the bargainor(s) 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 13th day of August, 2015.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of August, 2015.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017