THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084969**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150074981 DEEDWARR
Recvd: 09/02/15 14:08 2 pgs
Fees: 13.00 Taxes: 2035.00
20150902-0089506

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David G. Schuette and Mica D. Schuette 4200 HOOD AVE Nashville TN 37215-3409	New Owner	Tax Parcel ID No. 131020L00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ginger A. Schuette, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David G. Schuette and Mica D. Schuette, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A in Hood Townhomes, a private Element Horizontal Property Regime located at the corner of Overhill Drive and Hood Avenue, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hood Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154869, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hood Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154869, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to Ginger E. Schuette by Warranty Deed from Hubert C. Brown also known as H. Carey Brown, recorded on the 2nd day of May, 2005 in Instrument No. 20050502-0048365, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERTON HILLS, as recorded in Plat Book 843, Page(s)

66, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions as set forth in Declaration of Covenants Conditions and Restrictions recorded in Instrument No. 20041230-0154869 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4200 HOOD AVE Nashville TN 37215-3409

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2015.

Ginger A. Schuette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ginger A. Schuette, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2015.

Notary Public

My Commission Expires: 9/19/18

LYNNE RONKETTY LOY
Notary Public, State of Texas
My Commission Expires
September 19, 2018