WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082514 DEEDWARR
Recvd: 09/28/15 15:59 2 pgs
Fees:13.00 Taxes:1132.20
20150928-0098495

G-RR-15-0636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian K Schulz	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
636 Williamsport Court	**501 Corporate Centre Drive**	**128-3-B-10.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LIAM MCLEOD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN K SCHULZ, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 10 on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development, as of record in Book 7900, Pages 628 and 629, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Mina K. Menon to Liam McLeod as recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038329 and Warranty Deed from Barry J. Smith, unmarried to Mina K. Menon, unmarried as recorded on the 19th day of May, 2000 in Instrument No. 200005190050453, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF WILLIAMSPORT SUBDIVISION, SECTION ONE, as recorded in Plat Book 7900, Page(s) 628 and 629 and Boundary Plat recorded in Plat Book 7900, Page 607.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9144, Page 703.
- Charter of Homeowners Association recorded in Book 9144, Page 697.
- Conveyance of Common Area to Homeowners Association recorded in Book 9363, Page 560.
- Easement for Sanitary Sewer, recorded in Book 5258, Page 267.
- Easement for Public Utilities, recorded in Instrument Nos. 20040511-0053728, 20040511-0053729 and 20080409-0035856.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **636 Williamsport Court, Nashville, Tennessee 37221**.

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 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 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 my/our hand(s) this the 24th DAY OF SEPTEMBER, 2015.

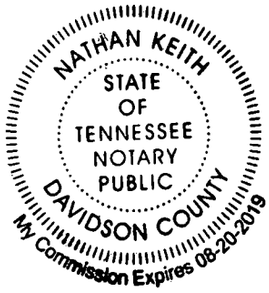
Liam McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIAM MCLEOD, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212