Davidson County DEEDWARR
Recvd: 04/07/16 12:51 6 pgs
Fees:32.00 Taxes:0.00
20160407-0033452

WARRANTY DEED

MAIL RECORDED DEED TO:

RICHARD R. SCHUMAN, TRUSTEE
LYNDA G. SCHUMAN, TRUSTEE
181 LAKE ROAD
FAYETTEVILLE, GA 30214

OWNER (SEND TAX BILLS TO):

RICHARD R. SCHUMAN, TRUSTEE
LYNDA G. SCHUMAN, TRUSTEE
181 LAKE ROAD
FAYETTEVILLE, GA 30214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD R. SCHUMAN and LYNDA G. SCHUMAN, husband and wife (herein, "Grantor"), whose address is 181 Lake Road, Fayetteville, GA 30214, hereby sells, transfers and conveys to RICHARD R. SCHUMAN AND LYNDA G. SCHUMAN, TRUSTEES, or any successors in trust, under the SCHUMAN LIVING TRUST dated February 09, 2016 and any amendments thereto (herein, "Grantee"), whose address is 181 Lake Road, Fayetteville, GA 30214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 320 11th Avenue S #425, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 31 day of MARCH, 2016.

PIN NO: 93-13-B-425 CO

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Richard R. Schuman

STATE OF Georgia
COUNTY OF Fayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard R. Schuman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of MARCH, 2016.

[Affix Notary Seal]

DAVID C WALLER NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 4, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: MAY 4 2019

GRANTOR:

Lynda G. Schuman

STATE OF Georgia
COUNTY OF Fayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lynda G. Schuman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of MARCH, 2016.

[Affix Notary Seal]

DAVID C WALLER NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 4, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: MAY 4 2019

OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF Fayette

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

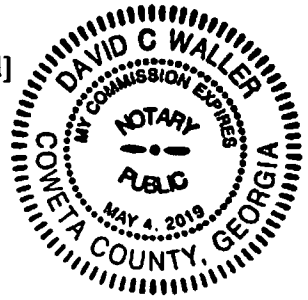
GRANTEE

Grantee signature _____
Richard R. Schuman, Trustee

Grantee signature _____
Lynda G. Schuman, Trustee

Subscribed and sworn to under oath before me, this 31 day of March, 2016.

[Affix Notary Seal]



_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 4 2016

EXHIBIT A

[Legal Description]

Unit No. 425 of Velocity Residential Condominium (the "Unit") and as established by the Master Deed Establishing Velocity Residential Condominium of record as Instrument No. 20081230-0123572, as amended by First Amendment to said Master Deed of record as Instrument No. 20090710-0064468 in the Register's Office for Davidson County, Tennessee. The Velocity Residential Condominium constitutes the Residential Unit in the Velocity Master Condominium, as established by Master Deed Establishing Velocity Master Condominium, of record as Instrument No. 20081230-0123571, said Register's Office. The Velocity Master Condominium constitutes Unit No. 3 of the Gulch Land Condominium, as established by Master Deed Establishing Gulch Land Condominium, of record as Instrument No. 20071018-0123668, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing Velocity Master Condominium. Reference is hereby made to the plat of Velocity Master Condominium of record as Exhibit D to the Master Deed Establishing Velocity Master Condominium, for a more complete identification and description of such Unit.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County Taxes have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on the Plat of Velocity Residential Condominium attached as Exhibit "D" to the Master Deed of record as Instrument No. 20081230-0123572 in said Register's Office.
3. Subject to matters shown on plan of record in Book 9700, page 763, in said Register's Office.
4. Subject to Master Deed Establishing the Gulch Land Condominium of record as Instrument No. 20071018-0123668 in the Register's Office for Davidson County, Tennessee.
5. Subject to Master Deed Establishing Velocity Master Condominium of record as Instrument No. 20081230-0123571 in said Register's Office.
6. Charter of the Gulch Land Condominium Association, Inc., of record as Instrument No. 20071018-0123669 in said Register's Office.
7. Charter of Velocity Master Condominium Association, Inc., of record as Instrument No. 20090105-0000758 in said Register's Office.
8. Charter of the Velocity Residential Condominium Association, Inc., of record as Instrument No. 20090105-0000759 in said Register's Office.
9. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Velocity Residential Condominiums of record as Instrument No. 20081230-0123572, as amended by First Amendment to Master Deed establishing Velocity Residential Condominium, of record as Instrument No. 20090710-0064468, Register's Office for Davidson County, Tennessee.

EXHIBIT A CONTINUED

10. Subject to Restrictions set forth in Deeds of record in Book 11621, page 110, and as Instrument No. 20050401-0035633 in said Register's Office.
11. Subject to 5 foot easement for emergency exit and building repair over a portion of Unit No. 3 of the Gulch Land Condominium as shown on the Plat of Gulch Land Condominium attached as Exhibit "D" to the Master Deed Establishing Gulch Land Condominium of record as Instrument No. 20071018-0123668 in said Register's Office.
12. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record as Instrument No. 20071018-0123 758 in said Register's Office.
13. Subject to Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and Instrument No. 20020715-0084598 in said Register's Office.
14. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071029-0127319 in said Register's Office.
15. Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record as Instrument No. 20071108-0131651 in said Register's Office.
16. Temporary Construction Easement of record as Instrument No. 20040105- 0001341 in said Register's Office.
17. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090615-005 5406 in said Register's Office.
18. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 2009-1001-0091359, on October 1, 2009.

PIN NO: 93-13-B-425 CO

STREET ADDRESS:

320 11th Avenue S #425, Nashville, TN 37203

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Dorene J. Royal, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dorene J Royal
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, Dorene J. Royal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

LINDA L BELL
MY COMMISSION # EE 834098
EXPIRES: September 19, 2016
Bonded Thru Notary Public Underwriters