WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013434 DEEDWARR
Recvd: 02/14/17 10:33 2 pgs
Fees:13.00 Taxes:580.53
20170214-0015260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Christie A. Payne	Freedom Mortgage Corportaion	150 09 0A 152.00-CO
(NAME)	(NAME)	
3429 Calais Circle	PO Box 100562	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Florence, SC 29502-0562	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Six Thousand Nine Hundred And No/100 Dollars ($156,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dasie J. Schulz (formerly Dasie J. Edmiston) and husband, Roland Schulz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christie A. Payne, an unmarried woman,** hereinafter called the Grantee, her 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, TN, Being Lot No. 348, on the Plan of Forest View Park, Section X, Phase 2, of record in Plat Book 7900, page 720, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dasie J. Edmiston (now Dasie J. Schulz) and Roland Schulz, wife and husband by Warranty Deed from Ola Muse, Unmarried dated November 1, 2005 and recorded November 3, 2005 in Instrument No. 200511030133457, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3429 Calais Circle, Antioch, TN 37013

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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, has 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 10th day of February, 2017.

Dasie J. Edmiston Schulz

Roland Schulz

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dasie J. Schulz (formerly Dasie J. Edmiston) and Roland Schulz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2017.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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