29719-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20170046339 DEEDWARR Recvd: 06/01/17 09:46 2 pgs Fees:13.00 Taxes:837.68 20170601-0054301	The actual consideration or value, whichever is greater, for this transfer is $226,400.00 Dale Clayton Affiant Subscribed and sworn to before me, this the 31st day of May, 2017. Notary Public My commission expires: 7-3-17 (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dale Clayton Pamela Clayton	OWNER	Map 182-01-0-A Parcel 083.00co
944 Morning Road		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jane Lively, Matthew Lively, and Jill Lively, Devisees under the Last Will and Testament of Barbara A. Schumacher, joined by Jane Lively, as Executor of the Estate of Barbara A. Schumacher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dale Clayton and Pamela Clayton, husband and wife

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. 101 on the Plan of Sunset Hills, Phase One, Section Two, of record in Instrument No. 20071220-0146323, 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 all of the same property conveyed to Barbara A. Schumacher, by Deed dated April 14, 2010 from Lake Forest Homes, Inc., of record in Instrument No. 20100421-0030229, Register's Office for Davidson County, Tennessee. The said Barbara A. Schumacher having died on November 20, 2016. Jane Lively was appointed Executor by the Last Will and Testament of Barbara A. Schumacher, of record in Docket No. 17P-420, Probate Court for said County. Pursuant to said Will, the real property which was owned by the deceased is specified to be administered as part of the Probate Estate.

Jane Lively, in her capacity as Executor of the Last Will and Testament of Barbara A. Schumacher, has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in her as Executor or otherwise held by the Estate to the within named Grantee.

THE herein described property is not now nor ever has been the principal place of residence of any Grantor or the spouse of any Grantor herein.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20071220-0146323, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 5894, Page 186, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Sunset Hills, and By-Laws appended thereto, of record in Instrument No. 20070605-0067129, and as amended in Instrument No. 20110203-0009586, Register's Office for Davidson County, Tennessee. (4) Charter of Sunset Hills Homeowners' Association, Inc. of record in Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee. (5) Conveyance of common area to Sunset Hills Homeowners' Association, Inc. of record in Instrument No. 20080211-0013604, said Register's Office. (6) Storm Water Detention Agreement of record in Instrument No. 20060406-0039475, said Register's Office. (7) Underground Water, Sewer and/or Utility Lines Easement and Maintenance Agreement of record in Instrument No. 20080805-0080303, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **944 Morning Road, Antioch, Tennessee 37013**

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 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 my/our hand(s) this **31st** day of **May, 2017.**

Jane Lively, Executor
Jane Lively, Executor of the Estate of Barbara A Schumacher

Matthew Lively, Devisee
Matthew Lively, Devisee

Jane Lively
Jane Lively, Devisee

Jill Lively
Jill Lively, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jane Lively, Executor of the Estate of Barbara A. Schumacher,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of **May, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jane Lively, Devisee under the Last Will and Testament of Barbara A. Schumacher,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of **May, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, a Notary Public of said County and State, **Matthew Lively, Devisee under the Last Will and Testament of Barbara A. Schumacher,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Murfreesboro, Tennessee, this ~~31st day of~~ 25th **May, 2017.**

Notary Public

My Commission Expires: 8/16/2020

KELSEY McCARROLL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jill Lively, Devisee under the Last Will and Testament of Barbara A. Schumacher,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017