| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: 3/6/18<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20170058422 DEEDWARR
Recvd: 07/10/17 09:13 2 pgs
Fees:13.00 Taxes:1683.50
20170710-0068727

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benjamin Schumacher | new owner | MAP |
| 944 Seymour Avenue | | PARCEL 082 08 0 294.00 |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert T. Haney, unmarried and Brooke N. Clay, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin M. Schumacher and wife, Regina M. Schumacher**

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. 4, Block C on the Plan of East Wood Addition of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert T. Haney and Brooke N. Haney, husband and wife by Warranty Deed from Calvin Wilson and Leigh Ann Wilson, husband and wife of record in Instrument No. 20151015-0104748 Register's Office for Davidson County, Tennessee, dated October 01, 2015 and recorded on October 15, 2015. The said Robert T. Haney and Brooke N. Haney having since divorced and Brooke N. Haney is now known as Brooke N. Clay.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **944 Seymour Avenue, Nashville, TN 37206.**

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, 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 the 30th day of June, 2017.

Robert T. Haney

Brooke N. Clay by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert T. Haney** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2017.

My Commission expires 11-3-20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Brooke N. Clay**, as her Attorney in Fact, as the free act and deed of the within named **Brooke N. Clay**.

Witness my hand and official seal this the 30th day of June, 2017.

My Commission expires 9-11-17

Janice H. Collins
Notary Public

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE