PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170058455 DEEDWARR
Recvd: 07/10/17 09:35 2 pgs
Fees:13.00 Taxes:629.00

20170710-0068780

ANN ELIZABETH WALSTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-2-2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Elizabeth Dawn Schubauer	Movement Mortgage, LLC	94-16-22
(NAME)	(NAME)	
308 Spence Circle	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171603

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, I/we, Robin Leigh Stoltz , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Elizabeth Dawn Schubauer, an unmarried woman, 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. 19, on the plan of Spence Circle, as shown on plat of record in Plat Book 1424, page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robin Leigh Stoltz, married by deed from Scott Kemp and wife, Terri Kemp, 1/2 undivided interest and Billy Kemp and wife, Lesta Kemp, 1/2 undivided interest, dated March 6, 2006, of record in Instrument No. 20060321-0032250, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 308 Spence Circle, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of July, 2017

Robin Leigh Stoltz

Brad Stoltz

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robin Leigh Stoltz, and Brad Stoltz, the within named 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 at office, this 7th of July, 2017.

Notary Public
My Commission Expires:

