1/ GSRM Box 44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061283 DEEDWARR
Recvd: 07/18/17 12:28 2 pgs
Fees:13.00 Taxes:1480.00
20170718-0072209

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Ben B. Williams, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUN 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben B. Williams III	Regions Bank dba Regions Mortgage	Map & Parcel 16015001300
(NAME) 5721 Hearthstone Lane	(NAME) 2050 Parkway Office Cntr ALBH40602B	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham AL35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David L. Schardt and Anna Faye Schardt, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ben B. Williams III and Mary Lynn Williams, 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:

BEING Lot No. 13, on the Plan of Hearthstone, Phase I, of record in Book 5200, Page 218, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to David L. Schardt and Anna Faye Schardt, husband and wife by deed from James West of record in Instrument 20140409-0029648, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Restrictions and Covenants of record in Book 5479, Page 422; Declaration of Covenants, Conditions and Restrictions of record in Book 7053, Page 982 and in Book 9945, Page 958; Assignment of record in Book 11331, Page 828, and Charter of Hearthstone Common Facilities Association of record in Book 6995, Page 646, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 5200, Page 218 as amended in Book 6252, Page 422, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

unimproved ☐

This is improved ☑ property, known as 5721 Hearthstone Lane, Brentwood, TN 37027
(House Number) (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 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 our hands this 17th day of July, 2017.

David L. Schardt
David L. Schardt

Anna Faye Schardt
Anna Faye Schardt

STATE OF TENNESSEE

COUNTY OF Robertson

On this 17th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David L. Schardt and Anna Faye Schardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER