STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-9262D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170077549 DEEDWARR
Recvd: 09/05/17 13:46 2 pgs
Fees:13.00 Taxes:736.30
20170905-0091132

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald J. Dupre, Jr., unmarried (NAME)	USAA Federal Savings Bank (NAME)	053-06-0A-109.00 CO
1912 Waterford Drive (STREET ADDRESS)	10750 McDermott Frwy (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert Schultz and Samantha Nadler Schultz, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald J. Dupre, Jr., unmarried,** 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. 109 on the plan of WATERFORD, PHASE 3, as shown by plat of record in Plat Book 7900, Page 707, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert Schultz and Dana Schultz, husband and wife from Brenda K. Crouch, an unmarried woman, by Deed dated July 15, 2014, as Instrument No. 20140717-0063229, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property Robert Schultz from Dana Schultz by Quit Claim Deed dated 8-30-2017 and as of record in Instrument No. 20170905-0091131, said Register's Office.

Samantha Nadler Schultz joins in the conveyance to convey any marital interest she may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 707 and Book 7900, page 985, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462, Book 9081, page 63, Book 9309, page 847, Book 9530, page 185, and in any allied instrument(s) referred to in said restrictions.
4. Bylaws of record in Book 8715, page 583 and Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee.

5. Right of Way Easement as recorded in Book 2024, page 225, Register's Office for Davidson County, Tennessee.
6. Sewer Easement as recorded in Book 1717, page 30, Register's Office for Davidson County, Tennessee.
7. Charter of Homeowner's Association of record in Book 8711, page 701, Register's Office for Davidson County, Tennessee.
8. Common Area conveyed to Homeowner's Association of record in Book 8715, page 590 and Book 9393, page 831, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1912 Waterford Drive, Old Hickory, TN 37138.

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. Whenever 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 August, 2017.

× _____ August 31, 2017
Robert Schultz Date

× _____ August 31, 2017
Samantha Nadler Schultz Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Schultz and Samantha Nadler Schultz , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066