THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00 Affiant
Bill Garrett Davidson County Batch# 226 DEEDWARR 09/11/2017 03:08:56 PM 2 pgs Fees: $13.00 Taxes: $1,036.00 20170911-0093037	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017. Notary Public MY COMMISSION EXPIRES: 9-7-20 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sean Conway	Churchill Mtg	MA 096
4129 Kinley Court	76 / Old Hickory Blvd	PARCEL -111.00
Nashville, TN 37221	Brentwood TN 37027	
(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, **Benjamin Schumacher and wife, Kayla J. Schumacher**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Conway, a single man**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 104 on the Plan of Final Plat Riverbridge, Phase 2, Section 1 of record in Plat at Instrument No. 20090205-0009854, 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 Benjamin Schumacher and wife, Kayla J. Schumacher by Warranty deed from Maybell Stallings, an unmarried individual of record in Instrument No. 20150518-0045355 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 18, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2017 which have been prorated and assumed by Grantee; (2) all matters shown on the Plan of record in Plat at Instrument No. 20090205-0009854; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20100330-0027395, Instrument No. 20090317-0023975; (4) Charter of record in Instrument Number 20030218-0020998; (5) By-Laws of HOA of record in Instrument Number 20030218-0020999; (6) Quitclaim Deed to HOA of record in Instrument Number 20030303-0027395, 20030806-0111892, 20100330-0023631; (7) Stormwater Detention Agreement of record in Instrument Number 20021217-0155374; (8) Easement of record in Book 1298, Page 244; (9) Agreement for Dedication of Public Utilities of record in Book 7601, Page 415; (10) Deed of Easement of record in Instrument Number 20090508-0042536 (11) Subject to rights of others in and to the common areas and/or elements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4129 Kinley Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 1st day of September, 2017.

Benjamin Schumacher by Ann Marie Strickmaker, Attorney-in-Fact

Benjamin Schumacher by Ann Marie Strickmaker, Attorney-in-Fact

Kayla J. Schumacher by Ann Marie Strickmaker, attorney-in-fact

Kayla J. Schumacher by Ann Marie Strickmaker, Attorney-in-Fact

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 **Ann Marie Strickmaker** 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 on behalf of **Benjamin Schumacher and Kayla J. Schumacher**, as their Attorney in Fact, as the free act and deed of the within named **Benjamin Schumacher and Kayla J. Schumacher**.

Witness my hand and official seal this the 1st day of September, 2017.

My Commission expires 1-6-20

Notary Public

