Bill Garrett Davidson County
Batch# 81337 DEEDWARR
04/16/2018 01:53:56 PM 2 pgs
Fees: $13.00 Taxes: $751.10
20180416-0035590

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Schmitz	new owner	
(NAME)	(NAME)	150090A11600CO
1120 Traceton Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Kevin Christian Brummett and Rowan Alexis Brummett, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline A. Schmitz, single woman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 270, on the plan of Forest View Park, Section VIII, as shown by plat and survey of record in Plat Book 6900, Page 633, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

FOR INFORMATION PURPOSES ONLY: 1120 Traceton Circle, Antioch, Tn 37013

Being the same property conveyed to Kevin Christian Brummett and Rowan Alexis Brummett by virtue of that certain Quit Claim Deed dated November 4, 2016, and being of record at Instrument No. 20161110-0118953 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Kevin Christian Brummett by virtue of CASH Deed dated July 16, 2014 at Instrument No. 20140718-0063808 in the amount of $91,900.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. These include but may not be limited to those Restrictions of record at Book 7079, Page 472, and Book 7522, Page 905, and Easements of record at Instrument Number 20061122-0145785, Book 4604, Page 484, Book 2244, Page 13, Book 437, Page 24, Book 3852, Page 679, and Instrument Number 20020911-0110966.

unimproved
This is improved x property, known as 1120 Traceton Cir Antioch, TN 37013
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-1120

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 hand this 12th day of April, 2018.

Kevin Christian Brummett

Kevin Christian Brummett

Rowan Alexis Brummett

Rowan Alexis Brummett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kevin Christian Brummett and Rowan Alexis Brummett**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of April, 2018.

Ashlee D Page

Notary Public

My Commission Expires: 9/10/18

