Bill Garrett Davidson County
Batch# 88221 DEEDWARR
05/04/2018 11:02:30 AM 2 pgs
Fees: $13.00 Taxes: $699.30
20180504-0042734

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 3-8-2022
File No. G18-1784D

GREGORY P REICHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2022

GREGORY P RE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sara M. Schuster and Jason D. Schuster, Wife and Husband (NAME)	Movement Mortgage LLC (NAME)	011-00-0-148.00
2808 Greer Road (STREET ADDRESS)	8024 Calvin Hall Road (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Indian Land SC 29707 (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, **Leslee D. Minnich, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara M. Schuster and Jason D. Schuster, Wife and Husband,** 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:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described according to an unrecorded survey dated July 30, 2001 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, being more particularly described as follows, to-wit:

Beginning at an iron pin in the southerly margin of Greer Road, a corner to the property conveyed to Charles Furlow by Deed of record in Book 10615, page 864, Register's Office for Davidson County, Tennessee, Map 11, Parcel 161, TAODCT; thence with said margin of Greer Road on a curve to the left having a length of 60.00 feet to an iron pin marking the corner of the property conveyed to Brenda Scribbens by Deed of record in Book 10927, page 789, Register's Office for Davidson County, Tennessee, Map 11, Parcel 175, TAODCT, thence with the line of Scribbens, North 85°46'37" East 502.62 feet to an iron pin; thence South 24°13'23" East 948.15 feet to an iron pin; thence South 85°46'37" West 812.15 feet to an iron pin in the line of Furlow; thence with the line of Furlow, North 00°09'02" West 785.43 feet to an iron pin; thence continuing with the line of Furlow, North 60°03'29" West 152.46 feet to the point of beginning, containing 12.827 acres, more or less.

BEING the same property conveyed to Leslee D. Minnich, unmarried from L.D. Hornbuckle and Era Jean Hornbuckle, husband and wife, by Deed dated December 19, 2017, as Instrument No. 20171220-0129507, in the Register's Office for Davidson County, Tennessee.

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

1. Restrictions as recorded in Instrument No. 20011011-0111098, Register's Office for Davidson County, Tennessee.

2. Boundary Line Agreement as recorded in Book 8159, page 651, Register's Office for Davidson County, Tennessee.

3. Easement for existing subsurface sewage disposal system as recorded in Book 10615, page 864, Register's Office for Davidson County, Tennessee.

4. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2017 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 2808 Greer Road, Goodlettsville, TN 37072.

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 2nd day of May, 2018.

Leslee D. Minnich

May 02, 2018
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 Leslee D. Minnich, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, 2018.

My Commission Expires:_____

Notary Public

TODD SCHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-19

PREPARED BY AND RETURN TO:

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