Karen Y Johnson Davidson County
Batch# 147938 DEEDWARR
10/02/2018 11:34:15 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181002-0097659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Schumacher and Susan Schumacher, husband and wife	New Owner (NAME)	
3980 Lawing Drive (ADDRESS)	313 E Main #11 (ADDRESS)	041-07-0-008.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Penny Pryor, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Schumacher and Susan Schumacher, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 10 ON THE PLAN OF BELL KNOB, AS OF RECORD IN BOOK 2854, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTIN G. SHARER AND WIFE, PENNY D. SHARER, BY WARRANTY DEED FROM WESLEY ROSE AND WIFE, LORETTA H. (LAYCOX) ROSE, OF RECORD IN BOOK 8303, PAGE 54, AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO PENNY DENISE SHARER, BY QUITCLAIM DEED (DEED ERRONEOUSLY REFERRED TO LOT NO. 18 AND SHOULD HAVE CONVEYED LOT NO. 10) FROM MARTIN GLYNN SHARER, OF RECORD IN BOOK 10836, PAGE 259; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO PENNY PRYOR AND HUSBAND, RANDY PRYOR, BY QUITCLAIM DEED (DEED ERRONEOUSLY REFERRED TO LOT NO. 18 AND SHOULD HAVE CONVEYED LOT NO. 10) FROM PENNY SHARER, NOW BEING KNOWN AS PENNY PRYOR, OF RECORD IN INSTRUMENT NO. 20070306-0027296, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PENNY DENISE SHARER AND PENNY SHARER, ARE ONE IN THE SAME PERSON. RANDY PRYOR HAVING SINCE DIED ON JANUARY 2, 2013, LEAVING PROPERTY VESTED TO PENNY PRYOR, AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3980 Lawing Drive, Nashville, TN 37207
(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 my/our hand(s) this 24th day of September, 2018.

WARRANTY DEED
(Continued)

Penny Pryor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Penny Pryor, an unmarried woman, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal this the 24th day of September, 2018.

Notary Public

My Commission Expires: 7/4/22

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072