Karen Johnson Davidson County
Batch# 251170 DEEDWARR
07/01/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20190701-0064003

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Warranty Title Company
South, Suite 201
Franklin, TN 37067
File # 45219

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Waddey	New Owner	136150B06600
(NAME)	(NAME)	
3401 Anderson Road Unit 66		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190986

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, I/we, **Donna Morin Schuett, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Cody Waddey, a married man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit Number 66 on the plan of A Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision One of record in Instrument No. 20010629-0068937 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Donna R. Morin by Special Warranty Deed from US Bank National Association, Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-8, Home Equity Pass Through Certificates, Series 2005-8 dated June 4, 2013 and filed of record in Instrument No. 201306060057510, Register's Office for Davidson County, Tennessee.

Donna R. Morin is also known as Donna Morin Schuett.

Said property has not nor never has been the primary residence of Donna Morin Schuett's spouse, Harlam Schuett.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 11666, page 151 and Instrument No. 20010730-0080392 and also subject to By-Laws of record in Book 11666 , Page 191, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3401 Anderson Road Unit 66, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2019

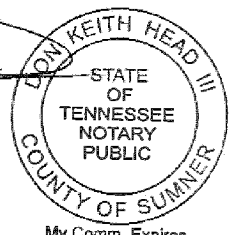
Donna Morin Schuett

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donna Morin Schuett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2019.

Notary Public
My Commission Expires:



My Comm. Expires
June 22, 2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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