WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY 2019.

Notary Public

COMMISSION EXPIRES: 5-2022

ZAMA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 259496 DEEDWARR
07/19/2019 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20190719-0070934

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony W. Schumann Juli A. Schumann	Movement Mortgage, LLC	085-11-0-005
(NAME)	(NAME)	
3006 Knobview Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Indian Land, SC 29707	
(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, **Don R. McEachern, Jr. and wife, Christi L. McEachern,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony W. Schumann and Juli A. Schumann, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the Third Civil District of Davidson County, Tennessee, being a portion of the H.E. Stanford Farm and described according to a copy of a survey thereof made by Turner Engineering Company on July 25, 1960, and being described on said Turner Survey as Tract A and described as follows:

Beginning at a concrete monument in the southeasterly margin of Jenry Drive, opposite a turn into Danyacrest Drive; thence along Jenry Drive, North 29 degrees 53 minutes East 144.2 feet to a concrete monument and continuing with the margin of Jenry Drive, Northeasterly around a slight curve, 194.8 feet to a point; said point being the northwesterly corner of Lot No. 267 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83, Register's Office for said County; thence along the line of Lots Nos. 267 and 266 on said Section IV, South 67 degrees 19 minutes East 284.9 feet to a concrete monument; thence North 62 degrees 01 minute East 57 feet to a comer of Tract "C"; thence along the lines of Tracts A,B, and C, as follows: South 21 degrees 52 minutes West 192.2 feet to a point; thence South 25 degrees 10 minutes West 204 feet to the Northeasterly margin of Danyacrest Drive; thence with the margin of the same, Northwesterly around a slight curve, 30 feet to a concrete monument and continuing North 76 degrees 06 minutes West 36 feet to a concrete monument and continuing Northwesterly around a slight curve, 242 feet to a concrete monument and continuing North 61 degrees 06 minutes West 15.2 feet to the beginning of a curve; thence around said curve, northerly 39.7 feet to the point of beginning.

Being the same property conveyed to Don R. McEachern, Jr. and wife, Christi L. McEachern, by Deed dated February 18, 2011 from Patricia L. Smith, recorded March 10, 2011, in Instrument Number 201103100019041, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 209 Danyacrest Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37214 (Postal Zip)

File No.: 1314-19
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 18th day of July 2019.

Don R. McEachern, Jr

Christi L. McEachern

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Don R. McEachern, Jr and Christi L. McEachern, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of July 2019.

Notary Public
Commission Expires: _____

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.