THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Wanda Hiett
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2019.

Robin S. Edwards
Notary Public
My Commission Expires: 3/25/2023

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

PREPARED BY:
BANKERS TITLE & ESCROW CORP
510 MARYLAND WAY
37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 261165 DEEDWARR
07/24/2019 08:57:01 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190724-0072467

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Schumacher 7277 Autumn Crossing Way Brentwood TN 37027	**NEW OWNER**	Tax Parcel ID No. 181-10-0A-103.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve Lomas and wife, Sherri Lomas as Joint Tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Schumacher, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 360 on the Plan of Final Plat of Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Lomas and wife, Sherri Lomas, as Joint Tenants with right of survivorship by Warranty deed from Corinthian Custom Homes, Inc of record in Instrument No. 20060105-0001688 Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 05, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat in Book 6900, Page 786, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6968, Page 30, Book 6704, Page 397 and Book 6704, Page 405, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No.20010912-0099443, Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, and Instrument No. 20101206-0096935,

Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, .

Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097319, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement to cemetery in Book 261, Page 284 and Book 6704, Page 397, Register's Office for Davidson County, Tennessee.

Easement to Columbia Gulf Transmission Co. of record in Book 4240, Page 667, Register's Office for Davidson County, Tennessee.

Water Line Easement in Book 3376, Page 239, Register's Office for Davidson County, Tennessee.

Easement to Use Spring in Book 475, Page 547, Register's Office for Davidson County, Tennessee.

Easement(s) for Sanitary Sewer in Book 7515, Page 298, Book 9343, Page 196 and Book 9343, Page 199, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.

Easement(s) to United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7760, Page 970, Register's Office for Davidson County, Tennessee.

Right of Way Easement(s) to Gulf Interstate Gas Company of record in Book 2245, Page 271; partial release of right-of-way in Book 6985, Page 25, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2019.

Steve Lomas

Sherri Lomas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve Lomas and Sherri Lomas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY