Karen Johnson Davidson County
Batch# 305189 DEEDWARR
10/23/2019 01:37:58 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20191023-0108753

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Thomas Ryan Schumacker
2781 Call Hill Rd
Nashville, Tennessee 37211

SEND TAX BILL TO:
NEW OWNER

MAP 172-12
GROUP B
PARCEL 290.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dusten C. Gardner and wife, Kelli H. Gardner**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Thomas Ryan Schumacker and Frances Schumacker, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Section Thirteen, Bradford Hills, R-15 Residential P.U.D., record in Plat Book 7900, page 661, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dusten C. Gardner and wife, Kelli H. Gardner by Quitclaim Deed dated April 4, 2017 from Michael E. Swett and wife, Kimberly R. Swett of record in Instrument no. 20170405-0033217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is improved property known as 2781 Call Hill Rd, Nashville, Tennessee 37211.

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **16th** day of **October, 2019.**

Dusten C. Gardner

Kelli H. Gardner

Kelli H. Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dusten C. Gardner and wife, Kelli H. Gardner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of October, 2019.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of October, 2019.

NOTARY PUBLIC

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: