Karen Johnson Davidson County
Batch# 332051 DEEDWARR
12/19/2019 09:31:29 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20191219-0130924

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sabrina Newton Cowden, unmarried and Roger Barren Newburn, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith Schumacher, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98 and 99, 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 Sabrina Newton Cowden and Roger Barren Newburn by Warranty deed from Matthew Paul McKee, unmarried and Amanda Danielle Hara, unmarried of record in Instrument No. 20140502-0037542 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4141 Outer Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WITNESS THE EXECUTION HEREOF this 18th day of December, 2019.

Sabrina Newton Cowden **Roger Barren Newburn**

State of Tennessee)
County of Davidson)

On this 18th day of December, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sabrina Newton Cowden and Roger Barren Newburn, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA V. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 600,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of December, 2019.

Notary Public

My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Keith Schumacher PO BOX 2111 Brentwood, TN 37024	NEW OWNER	132-01-0-178.00