This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-20-6659

Karen Johnson Davidson County
Batch# 383366 DEEDWARR
04/09/2020 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200409-0037300

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1/3/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan P Schumm and Jordyn Schumm 3732 Faulkner Drive Nashville, TN 37211	Same as New Owner	147 08 0 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joyce L. Tanton, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan P. Schumm and Jordyn Schumm, husband and wife**, hereinafter called the Grantee(s), his/her/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. 131 on the Plan of Hillbrook Section 3, of record in Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 77 feet on the Easterly margin of Faulkner Drive and runs back between lines, measuring 152.1 feet on the Northerly line and 154.1 feet on the Southerly line to a dead Line in the rear, measuring 77.0 feet thereon.

Being the same property conveyed to Edwin Lee Tanton and wife, Joyce L. Tanton, by Warranty Deed from Gary L. Simmons and wife, Deborah A. Simmons, of record in Book 5073, Page 522, in the Register's Office of Davidson County, Tennessee, dated September 28, 1976 and recorded on September 30, 1976. Edwin Tanton died on October 16, 2016, leaving Joyce L. Tanton as sole owner.

This Instrument executed on behalf of Joyce Tanton ("Principal") by Tracy L. Ball pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202004090037299, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **3732 Faulkner Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 2nd day of April, 2020.

GRANTOR:

Joyce L. Tanton by Tracy L. Ball, her Attorney-In-Fact

Joyce L. Tanton by Tracy L. Ball, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracy L. Ball the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Joyce L. Tanton("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 2nd day of April, 2020.

WESLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Tracy L. Ball
Affiant

WITNESS my hand and seal at office this 2nd day of April, 2020.

WESLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-2-23

202004090037300

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

