WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

JM-SB-FC-20-537

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy C. Schwarz and Julie A. Schwarz	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**160-11-0-060.00**
537 Hearthstone Circle	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4333	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT C. MCCLAUGHERTY AND ANN MCCLAUGHERTY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY C. SCHWARZ AND JULIE A. SCHWARZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**WILLIAMSON**~~ DAVIDSON COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Phase 8, Hearthstone of record in Plat Book 6250, Page 929, 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 Robert C. McClaugherty and Ann McClaugherty, husband and wife by Warranty deed from Warren McKemie and Julie McKemie, husband and wife of record in Instrument No. 20180717-0069574 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6250, Page 929, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7053, Page 982, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5409, Page 485 and Book 6884, Page 261, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 354, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7893, Page 415, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080801-0079121 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **537 Hearthstone Circle, Brentwood, Tennessee 37027-4333**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 473491 **DEEDWARR**
09/10/2020 01:35:07 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20200910-0103297

Witness my/our hand(s) this the 4th DAY OF SEPTEMBER, 2020.

Robert C. McClaugherty

Ann McClaugherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. MCCLAUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN MCCLAUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212