WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 564870 **DEEDWARR**
02/01/2021 10:00:34 AM 2 pgs
Fees: $13.00 Taxes: $2,253.30

20210201-0013950

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Micah A. Coleman		
(NAME)	(NAME)	
3932 Cambridge Avenue	NEW OWNER	103-08-0-187.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID B. SCHUMACHER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICAH A. COLEMAN,** _____ 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. 358 on the Plan of Richland Reality Company's Subdivision "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee. Said Lot No. 358 fronts 60 feet on the northerly side of Cambridge Avenue and extends back 154.8 feet on the westerly line and 195 feet on the easterly line to the southerly right-of-way line of the N.C. and St. L Railroad on which it measures 66.3 feet.

Being the same property conveyed to David B. Schumacher, unmarried and Kerry James Schumacher, Sr., unmarried by Warranty deed from Lizette M. Tucker of record in Instrument No. 20090602-0050451 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 02, 2009. Further, being the same property conveyed to David B. Schumacher, unmarried by Quitclaim deed from Kerry James Schumacher, Sr., unmarried of record in Instrument No. 20120925-0087145 Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on September 25, 2012.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in sdaid property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 3932 Cambridge Avenue, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this the 21st day of January, 2021

David B. Schumacher

Meghan Schumacher

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, David B. Schumacher and Meghan Schumacher, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2021.

Notary Public

My Commission Expires: 02/07/2022

(SEAL)

Michael L. Nordquist
Notary Public
State of Washington
Commission expires 02/07/2022
Lic# 171908