STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES: 3-25-25
File No. 21-12235

AMBER D MCNABB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 03-25-2025

Karen Johnson Davidson County
Batch# 621454 DEEDWARR
04/23/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210423-0054628

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cameron Webb and Anna Webb (NAME)	New Owner (NAME)	63-16-B-32 CO
1661 Aaronwood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert M. Schumacher and Susan M. Schumacher, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Webb and Anna Webb, 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:

Being Lot No. 123 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445 and by an Amendment to Change Name of Record in Book 8181, page 112, all of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert M. Schumacher and Susan M. Schumacher, husband and wife by Warranty Deed dated November 3, 2011 from Rebecca Balais (f/k/a Rebecca M. Suarez) and husband, Aron C. Balais, recorded November 7, 2011, in Instrument Number 20111107-0086793, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction in Book 7351, Page 852; Book 7451, Page 739; Book 8181, Page 112; Book 8336, Page 393; Book 7431, Page 204, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 550-552, amended in Plat Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Charter for HOA in Book 7431, Page 204; Book 8517, Page 762; Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to HOA in Book 8207, Page 276, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/storm drainage in Book 11030, Page 740, Register's Office for Davidson County, Tennessee.

7. Easement for water pipeline in Book 7489, Page 515, Register's Office for Davidson County, Tennessee.

8. Flowage easement in Book 2247, Page 75, Register's Office for Davidson County, Tennessee.

9. Water Main easement in Book 8007, Page 235, Register's Office for Davidson County, Tennessee.

10. Ingress/Egress easement agreement in Book 8739, Page 991, Register's Office for Davidson County, Tennessee.

11. Public utilities easement in Book 8657, Page 179, Register's Office for Davidson County, Tennessee.

12. Easement for water/sewer pipelines in Book 7460, Page 930, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1661 Aaronwood Drive, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 20th day of April, 2021.

Robert M. Schumacher

Susan M. Schumacher

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of April, 2021, before me personally appeared Robert M. Schumacher and Susan M. Schumacher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of April, 2021.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 6/20/23

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021