WARRANTY DEED

Karen Johnson Davidson County
Batch# 820471 DEEDWARR
03/11/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220311-0028911

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Roy Schuyler and Catherine Shaw	Thomas Roy Schuyler and Catherine Shaw	049 00 0 285.00
(NAME) 703 Brick Church Lane	(NAME) 703 Brick Church Lane	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(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 considerations, the receipt of which is hereby acknowledged, I/we Jason R. Grafton and Natasha Elaine Grafton, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Thomas Roy Schuyler, an unmarried man and and Catherine Shaw, an unmarried woman, as Joint Tenants with Rights of Survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr. and Company, Surveyors, May 19, 1966, as follows:

BEGINNING at an iron pin on the northerly margin of Brick Church Lane at a point being north 79 degrees 45 minutes east 516.1 feet from the northeast intersection of Knight Road and Brick Church Lane; thence north 10 degrees 15 minutes west 600 feet to an iron pin; thence north 79 degrees 45 minutes east 299.5 feet to an iron pin in an old established fence line being the western boundary line of the Fraser property; thence with said fence line south 1 degree 45 minutes west 337.5 feet; thence south 48 degrees 50 minutes west 43 feet; thence south 0 degrees 25 minutes west 250.5 feet to an iron pin, the northerly margin of Brick Church Lane; thence with the same south 79 degrees 45 minutes west 150 feet to the beginning, containing 3 acres, more or less.

TRACT II:

A tract in the 12th District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northern boundary of Brick Church Lane, said point being 516.1 feet from the easterly margin of Knight Road, thence northerly 600.00 feet along a line bearing 10 degrees 15 minutes west to an iron pin; thence south 79 degrees 45 minutes west 200.0 feet to a point; thence south 10 degrees 15 minutes east 600.00 feet to a point in the northerly margin of Brick Church Lane; thence north 79 degrees 45 minutes east with said margin 200.0 feet to the point of beginning, said tract containing 2.75 acres, more or less.

Being the same property conveyed to Jason R. Grafton and wife, Natasha Elaine Grafton by Warranty Deed from Martha Louise Goodman as Trustee for the Mildred S. Robinson Residuary Trust and Martha Louise Goodman as Executor of the Estate of Mildred S. Robinson a/k/a Mildred L. Robinson, dated 05/31/2011 and recorded 06/03/2011, of record in Instrument 201106030042665, Register's Office for Davidson County, Tennessee.

Subject to 2022 taxes, alien, but not yet due and payable.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 703 Brick Church Lane, Whites Creek, TN 37189

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 3rd day of March, 2022.

Jason R. Grafton

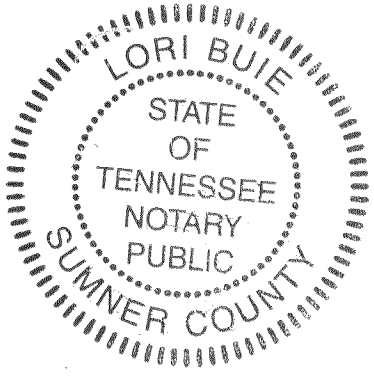
Natasha Elaine Grafton

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason R. Grafton and Natasha Elaine Grafton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2022.

Notary Public:
My Commission Expires: 8/21/23



RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200
Hendersonville, TN 37075

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 3rd day of March, 2022.

Affiant Signature
Date 03/03/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

