BOOK 10008 PG 861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Thomas B. Risner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 8/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NFB&T-96-006
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 130, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. Risner (NAME)	First Bank & Trust (NAME)	MAP 165-14
4621 Chutney Dr. (ADDRESS)	P. O. Box 130 (ADDRESS)	PARCEL 2
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Mt. Juliet, Tennessee 37122 (CITY) (STATE) (ZIP)	2D-7082

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Phillip A. Schmoeller and wife, Amy L. Lower now Schmoeller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas B. Risner, unmarried

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. 316, Section One (revised) on the Plan of Peppertree Forest as of record in Plat Book 6900, Pages 973, 974, and 975, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Philip A. Schmoeller and Amy L. Lower, both unmarried as joint tenants with right of survivorship and not as tenants in common, by deed from Built Moore Homes, Inc. of record in Deed Book 8167, page 588 and re-recorded in Book 9208, page 796, Register's Office for said County.

The said Philip A. Schmoeller and Amy L. Lower having since married and the said Amy L. Lower is now known as Amy L. Schmoeller.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7982, page 736, Book 8757, Page 607, Book 9664, Page 162, Book 9455, Page 801, Book 9157, Page 711, and Book 9287, Page 698, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4621 Chutney Dr., Antioch, Tennessee 37013
(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 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 our hand s this 5th day of April 19 96

Phillip A. Schmoeller
By: Phillip A. Schmoeller
Linda Shipman, Attorney-in-fact

Amy L. Lower now Schmoeller
By: Phillip A. Schmoeller
Linda Shipman, Attorney-in-fact

BOOK 10008 PG 862

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____

day of _____ 19_____ .

7992 04/09 0101 03CHECK 315.73

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of April, 1996, before me personally appeared Linda Shipman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Philip A. Schmoeller and Amy L. Schmoeller, and who acknowledged that she executed the same as the free act and deed of the said Philip A. Schmoeller and Amy L. Schmoeller by virtue of that Power of Attorney, duly executed by the said Philip A. Schmoeller and Amy L. Schmoeller and appearing of record in Book 10008, page 860, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 1996.

My Commission Expires: 5/23/98

Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 APR -9 AM 9:08

IDENTIF. & REFERENCE

0169067

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

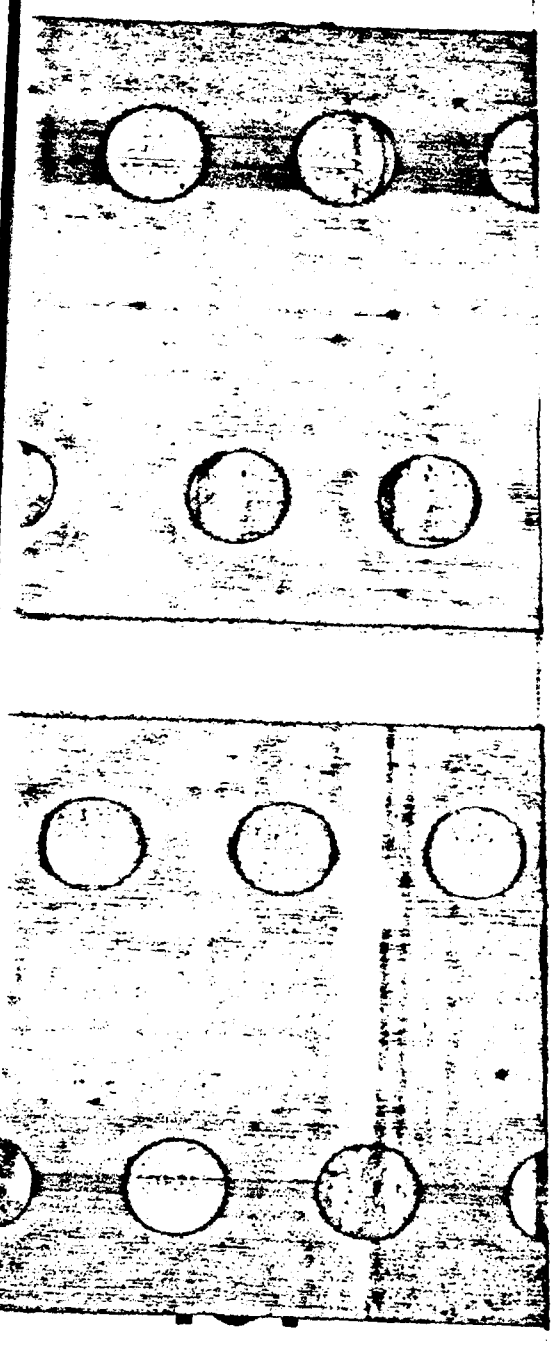
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10008 PG 863

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

04/09/96 01 09:09 0001 7992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169067
IDENTIF. ↑ REFERENCE

96 APR -9 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025978