Davidson County DEEDWARR
Recvd: 02/01/01 15:14 2pgs
Fees:11.00 Taxes:1720.50

20010201-0010099

WARRANTY DEED

N-MFR-00-0642

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2001.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

SHAWN A. RUDDER DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

My Commission Expires MAY 09 2003

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Schoenblum	SunTrust Bank	
64 Wyn Oak	(NAME) 201 Fourth Avenue North	104-14G-61
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEITH MARVIN THOMPSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY A. SCHOENBLUM AND LINDA J. SCHOENBLUM, hereinafter called the Grantees, their heirs and assigns, that 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. 92 on the plan of the Revised Final Plat of Whitworth of record in Book 6900, Pages 140 through 144, said Register's Office. Said Lot No. 92 fronts 60.15 feet on the southwesterly margin of Wyn Oak and extends back between parallel lines 100.24 feet to a dead line in the rear.

Being the same property conveyed to Keith Marvin Thompson by Quitclaim Deed of record in Book 11578, Page 9958, Register's Office for Davidson County, Tennessee.

Together with Easement of record in Instrument No. 20010131-009320 and 20010131-009321 Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictions of record in Book 8026, Page 305; Book 8047, Page 234; Book 8282, Page 45; Book 9144, Page 153; and Book 9778, Page 27 and By-Laws of record in Book 8026, Page 335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement for Water Mains for record in Book 7868, Page 959 and Sanitary Sewer Easement of record in Book 3467, Page 194; Book 3467, Page 204; and Book 3505, Page 338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Deed of Conveyance of record in Book 8486, Page 311 and Book 8486, Page 315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Agreement of record in Book 8830, Page 270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement of record in Instrument No. 20010131-009320, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 64 Wyn Oak, Nashville, Tennessee 37205
(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 my/our hand(s) this 30th day of January, 2001.

Keith Marvin Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Keith Manor Thompson, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2001.

My Commission Expires:

Notary Public

SHAWN E. RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 30th day of January, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138