WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 29th DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/26/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/05 13:31 2 pgs
Fees:13.00 Taxes:506.53

20051104-0134000

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Breeden	Richard A. Breeden	142-6-80
(NAME)	(NAME)	
139 Williamsburg W. Ct.	139 Williamsburg W. Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

James Brock Schippers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Breeden, 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:

Land in Davidson County, Tennessee, being Lot(s) 69B, as shown on the map entitled Zone Lot Division Doral Country Estates, Section 2, of record in Plat Book 5800, page(s) 196, and amended in Book 5800, page 277, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Brock Schippers, by deed from Arne F. Claassen and wife Gisela F. Claassen, of record as Instrument No. 20000208-0012836, dated January 27, 2000, said Register's Office.

Rachel Schippers joins in this conveyance to waive any marital interest she may have in the subject property by virtue of her marriage to James Brock Schippers.

unimproved ☐

This is improved ☒ property, known as 139 Williamsburg W. Ct., Nashville, TN 37221
(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 hand this ~~31st~~ 29th day of October, 2005.

James Brock Schippers

Rachel Schippers

See Attached Notary Certificate

10/29/05

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Brock Schippers, the within named bargainor, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Long Beach, CA, this 29th day of October, 2005

Notary Public

My Commission Expires:

MARSHA JEFFER
Commission # 1566661
Notary Public — California
Los Angeles County
My Comm. Expires May 2, 2009

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Schippers, the within named bargainor, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Long Beach, CA, this 29th day of October, 2005

Notary Public

My Commission Expires:

MARSHA JEFFER
Commission # 1566661
Notary Public — California
Los Angeles County
My Comm. Expires May 2, 2009