File No. 251200736

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 09:44 2 pgs
Fees:13.00 Taxes:795.50

20060105-0001440

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Natasha Creecy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/4/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Albert Schnitz	Benjamin Albert Schnitz	Map 118-02, Parcel 124.00
(NAME)	(NAME)	
816 Dewees Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, We, Robert E. Creecy and Russell H. Bowlin, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Albert Schnitz, and Wife, Alana Griffin Schnitz, HEREINAFTER CALLED THE GRANTEE(S), Theri 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 No. 81 on the Plan of Kirkwood Heights, as of record in Plat book 1130, Page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Creecy and Russell H. Bowlin, with full rights of survivorship, by warranty deed from Matthew P. Jones and wife, Meghan E. Jones, of record in Instrument 20051116-0138349, Register's Office for Davidson County, dated October 28, 2005. Being the same property conveyed to Matthew P. Jones and wife, Meghan E. Jones by warranty deed from Hollie L. Wetzel f/k/a Hollie L. Kitts, married, of record in Instrument No. 20030916-0136133, said Register's Office dated September 9, 2003.

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 ☒ property, known as 816 Dewees Avenue, Nashville, TN 37204
(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), Theri heirs and 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), Theri 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 29th day of December, 2005.

Robert E. Creecy

Russell H. Bowlin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert E. Creecy and Russell H. Bowlin, 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 Brentwood, Tennessee, this 29th day of December, 2005.

My Commission Expires:

Notary Public

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

File Number: 251200736

RETURN TO:

~~Cumberland Title~~
~~216 Centerview Drive, Suite 139~~
~~Brentwood, TN 37027~~

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064