WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/06 15:09 2 pgs
Fees:13.00 Taxes:1596.55

20060308-0027209

PATRICIA K. GOBER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: P.G.	MAP-PARCEL NUMBERS
David Neiger	ABN AmRo Mortgage Group, Inc	MAP 171-08-0 A/ PARCEL 118.00 CO
(NAME)	(NAME)	
5529 Cottonport Drive	2600 west Big Beaver Rd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	TROY MI 48084	
(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, **Debra J. Shecterle and husband, Norman D. Shecterle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Neiger and wife, Carol R. Neiger**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 118 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra J. Shecterle and husband, Norman D. Shecterle by warranty deed from Rannie D. Howell and wife, Fran T. Howell of record in Book 11179, page 202, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 County Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantor(s) paying said prorata portion thereof to Grantee(s) who will be responsible for payment of said taxes when due and payable. (2) Subject to any and all matters of record in Plat Book 6900, page 950, Register's Office of Davidson County, Tennessee. (3) Subject to restrictions in Book 7430, page 784; in Book 7565, page 57; Book 7824, page 2544; Book 7897, page 576; Book 7637, page 925 and Book 8313, page 932, said Register's Office. (4) Agreement in Book 7350, page 137, said Register's Office. (5) Charter in Book 7621, page 600 and Deed of Conveyance in Book 8486, page 332, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5529 Cottonport Drive, Brentwood, TN 37027
(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 hands this 28th day of February, 2006.

Debra J. Shecterle

Debra J. Shecterle

By: Karen Dull, Attorney-in-fact

Karen Dull, Attorney-in-Fact

Norman D. Shecterle

Norman D. Shecterle

By: Karen Dull, Attorney-in-fact

Karen Dull, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Karen Dull, Attorney-in-Fact, for Debra J. Shecterle and Norman D. Shecterle, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Debra J. Shecterle and Norman D. Shecterle, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20060308-0027208 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 28th day of February, 2005.

Commission expires: 1-10-10

Notary Public

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010