(7)

File No. 260200815

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/06 14:50 3 pgs
Fees:18.00 Taxes:592.00

20060407-0040713

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JERRY A. KENNON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires MAR. 27, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selena Sancreck	The CIT Group/Consumer Finance, Inc.	173-09-0-A-159.00CO
(NAME) 7718 Porter House Drive	(NAME) 545 Marriott Drive, Ste. 610	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37214	
(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, **Eric Schoener, Robin Schoener, and Melissa A. Mitchell, children of Jean A. Schoener and beneficiaries of the Estate of Jean A. Schoener, and Katlyn J. Vacanti, DOB 4/2/92, minor child, James Z. Vacanti, DOB 7/15/93, minor child, and Matthew F. Mitchell, DOB 1/16/98, minor child, grandchildren of Jean A. Schoener and beneficiaries of the Estate of Jean A. Schoener,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Selena Sancreck**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 66 on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument No. 20030115-0006163, 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 Jean A. Schoener, unmarried, by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 200311240170665 Register's Office for said County, recorded on 11/24/03. The said Jean A. Schoener having since died November 2, 2005 and pursuant to her Last Will and Testament, subject property vested in Eric Schoener, Robin Schoener, and Melissa A. Mitchell, children of Jean A. Schoener and beneficiaries of the Estate of Jean A. Schoener, and Katlyn J. Vacanti, DOB 4/2/92, minor child, James Z. Vacanti, DOB 7/15/93, minor child, and Matthew F. Mitchell, DOB 1/16/98, minor child, grandchildren of Jean A. Schoener and beneficiaries of the Estate of Jean A. Schoener.

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 7718 Porter House Drive, Nashville, TN 37211
(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), HER 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), HER 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 31st day of March, 2006.

Robin Schoener

Robin Schoener

By Ruth Ann Looney
Ruth Ann Looney, Attorney-in-Fact

Melissa A. Mitchell

Melissa A. Mitchell

By Ruth Ann Looney
Ruth Ann Looney, Attorney-in-Fact

Melissa A. Mitchell

Melissa A. Mitchell, parent and guardian ad litem of James Z. Vacanti

By Ruth Ann Looney
Ruth Ann Looney, Attorney-in-Fact

Eric Schoener

Eric Schoener

By Ruth Ann Looney
Ruth Ann Looney, Attorney-in-Fact

Melissa A. Mitchell

Melissa A. Mitchell, parent and guardian ad litem of Katlyn J. Vacanti, a minor child

By Ruth Ann Looney
Ruth Ann Looney, Attorney-in-Fact

Melissa A. Mitchell

Melissa A. Mitchell, parent and guardian ad litem of Matthew F. Mitchell, a minor child

By Ruth Ann Looney
Ruth Ann Looney, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ruth Ann Looney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. *_____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Eric Schoener, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 31st day of March, 2006.

My Commission Expires:
*200 60407-0040707

Jerry A. Kennon
Notary Public

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ruth Ann Looney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. *_____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Robin Schoener, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 31st day of March, 2006.

My Commission Expires:
*20060407-0040708

Jerry A. Kennon
Notary Public

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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*20060407-0040709

My Commission Expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ruth Ann Looney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. *_____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Melissa A. Mitchell, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, parent and guardian ad litem of Katlyn J. Vacanti, a minor child, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 31st day of March, 2006.

My Commission Expires:

*20060407-0040710

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ruth Ann Looney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. *_____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Melissa A. Mitchell, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, parent and guardian ad litem of James Z. Vacanti, a minor child, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 31st day of March, 2006.

My Commission Expires:

*20060407-0040711

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ruth Ann Looney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. *_____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Melissa A. Mitchell, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, parent and guardian ad litem of Matthew F. Mitchell, a minor child, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 31st day of March, 2006.

My Commission Expires:

*200604070040712

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires MAR. 27, 2010

File Number: 260200815

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027