(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-30-10

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/16/06 11:06 2 pgs
Fees:13.00 Taxes:702.08

20060516-0057290

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:	MAP-PARCEL NUMBERS
Paul Talley	CTX Mortgage Company, LLC	MAP 171-03-0 B/ PARCEL 241.00 CO
(NAME)	(NAME)	
601 Old Hickory Blvd. 45	3100 West End Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37203	
(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, **Andrew D. Schimmel and Rowena D. Schimmel, formerly known as Rowena D. Woodson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Talley, 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 Unit No. 3 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, page 957, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Schimmel and Rowena D. Woodson by deed from Lance Johnson and wife, Allison Paige Clark of record in Instrument Number 20060426-0047640, 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. (2) Charter of Townhomes of Fredericksburg Homeowner's Association, Inc. of record in Book 10126, page 430, Register's Office of Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435, and as amended in Book 10224, page 683, as amended in Instrument Number 200007180070558, as re-recorded in Instrument Number 20050705-0076596, said Register's Office. (4) Subject to the plan of record in Plat Book 9700, page 957, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 601 Old Hickory Blvd. 45, 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 12th day of May, 2006.

Andrew D. Schimmel

Rowena D. Schimmel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Andrew D. Schimmel and Rowena D. Schimmel, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of May, 2006.

Commission expires: 1-10-10

Notary Public

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