This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
James M. Schmook
4832 Myra Drive
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 05/19/06 10:37 2 pgs
Fees:13.00 Taxes:1069.30
20060519-0059014

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
Wells Fargo Bank, N.A.
P.O. Box 5137
Des Moines, IA 50306-5137

**MAP** 87-9
**GROUP**
**PARCEL** 84.00

# WARRANTY DEED

**FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brandi Michelle Thomas, unmarried, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto James M. ~~Schmook~~ *and Carol K. ~~Schmook~~, * 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:**
*Schmoock

**Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of New Hope Estates, Phase One, of record in Plat Book 9700, page 319, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.**

**Being the same property conveyed to Brandi Michelle Thomas, unmarried by Quitclaim deed from Anthony Edward Thomas II of record in Instrument No. 20060301-0023657, Register's Office for Davidson County. Further being the same property conveyed to Brandi M. Thomas et vir Anthony E. Thomas II by Warranty Deed from Hermitage Developers, Inc. of record in Instrument No. 20031212-0178156, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.**

**This conveyance is further made subject to real property taxes for 2006 and subsequent years.**

**This is improved property known as 4832 Myra Drive, Hermitage, Tennessee 37076.**

**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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 19th day of April, 2006.**

Brandi Michelle Thomas

**Brandi Michelle Thomas**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned Notary Public in and for said County and State, Brandi Michelle Thomas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.**

**WITNESS my hand and official seal this 19th day of April, 2006.**

**Robert M. Loffi**
**NOTARY PUBLIC**

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**My Commission Expires: 7/19/2008**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual value or consideration, whichever is greater, for this transfer is $289,000.00.**

Karen B. Rowlig

**AFFIANT**

**Subscribed and sworn to before me on this 19th day of April, 2006.**

**Robert M. Loffi**
**NOTARY PUBLIC**

**My Commission Expires: 7/19/2008**

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE