WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

Davidson County DEEDWARR
Recvd: 06/29/06 14:25 2 pgs
Fees:13.00 Taxes:453.10

20060629-0078108

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,460.00

Lynn M Schomaeker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: .

AFFIX SEAL

JOANNE M. WIEMAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires May 12, 2008

THIS INSTRUMENT WAS PREPARED BY: Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn M. Schomaeker	Realty Mortgage Corporation	
(NAME)	(NAME)	
312 Tamworth Drive	7000 Executive Center Drive	95-8-39
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061413

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, John Douglas Brentlinger, Joel David Brentlinger, and James Matthew Brentlinger**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lynn M. Schomaeker**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

~~**SEE ATTACHED EXHIBIT A**~~

Being Lot No. 148 on the Plan of Eva-Mor Heights, Section 2, as of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property commonly known as: 312 Tamworth Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to John Douglas Brentlinger, Joel David Brentlinger, and James Matthew Brentlinger by Warranty Deed from Sarah J. Cook and husband Randy W. Cook, dated September 24, 2004 of record in Instrument No. 20050120-0007337, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 312 Tamworth Dr., Nashville, TN 37214

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 21st day of June, 2006.

James Matthew Brentlinger by: Joel D. Brentlinger, A-I-F
James Matthew Brentlinger by Joel D. Brentlinger,
Attorney in Fact

Joel David Brentlinger A-I-F

John Douglas Brentlinger by: Joel David Brentlinger A-I-F
John Douglas Brentlinger by Joel D. Brentlinger,
Attorney in Fact

Joel David Brentlinger

STATE OF Ohio

COUNTY OF Van Wert

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Joel David Brentlinger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joel David Brentlinger, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2006.

Commission expires:

Notary Public

JOANNE M. WIEMAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires May 12, 2008

State of Ohio)
County of Van Wert

On this 21st day of June, 2006, before me personally appeared Joel D. Brentlinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Matthew Brentlinger, and who acknowledged that she executed the same as the free act and deed of James Matthew Brentlinger.

Commission expires:

Notary Public

JOANNE M. WIEMAN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires May 12, 2008

State of Ohio)
County of Van Wert

On this 21st day of June, 2006, before me personally appeared Joel D. brentlinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Douglas Brentlinger, and who acknowledged that she executed the same as the free act and deed of John Douglas Brentlinger.

Commission expires:

Notary Public

JOANNE M. WIEMAN
NOTARY PUBLIC, STATE OF OHIO
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