RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/13/06 10:48 2 pgs
Fees:13.00 Taxes:2358.75

20060713-0084412

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/26/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Schnelle and wife, Sandra Simmons	SAME	
(NAME)	(NAME)	
1911 Overhill Drive		Map 131-07
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		Parcel 007.00
(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, **SARAH B. HUDDLESTON MACINTYRE AND GEOFFREY M. MACINTYRE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN SCHNELLE AND WIFE, SANDRA SIMMONS**, 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:

Being Lot No. 13, on the Plan of J.G. Grissim's Subdivision, as of record in Book 1424, Page 36, Register's Office for said County.

Beginning on the southerly margin of Overhill, formerly Hollywood Drive, at the corner of Lot No.s 12 and 13: thence with the line between said two lots southwardly 250 feet to the corner of Lots Nos. 12, 13, 3 and 2; thence with the northerly line of Lots Nos. 2 and 1 eastwardly 141.5 feet to the westerly margin of Lone Oak Road, formerly Glendale Lane; thence with said road, northwardly 229.31 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 40.59 feet to the Southerly margin of Overhill Drive; thence with said drive, westwardly 86 feet to the beginning.

Being the same property conveyed to Sarah B. Huddleston from Robert T. Davis and wife, Marjorie P. Davis by Warranty Deed dated April 16, 2001, recorded April 20, 2001, of record in Instrument No. 200104200039211, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1911 Overhill Drive, Nashville, TN 37215

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 3rd day of July, 2006.

Sarah B. Huddleston MacIntyre

Geoffrey M. MacIntyre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah B. Huddleston MacIntyre and Geoffrey M. MacIntyre, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 3rd day of July, 2006.

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public