Davidson County DEEDWARR
Recvd: 10/18/06 10:43 2 pgs
Fees:13.00 Taxes:851.00

20061018-0129265

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Stacy Rottet
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this October 13, 2006.

Notary Public

My Commission Expires: 1/26/08

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
David C Schneider and Diana L. Schneider
7913 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

126-15-0-A-060.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, B. Craig Valentine and wife, Krin Valentine hereinafter referred to as Grantors, hereby transfers and conveys to David C Schneider, and Wife, Diana L. Schneider, hereinafter referred to as 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 Lot No.272 on the resubdivision of Lot No.272 and Lot 273, Phase One, Boone Trace at Biltmore, of record in Plat Book 8250, page 655, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to B. Craig Valentine and wife Krin Valentine by Warranty Deed from Connie Lynn Vorholt and husband Thomas R. Vorholt of record in Book 10974, page 996, Register's Office for Davidson County, Tennessee, dated June 10, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 8250, Page 655, Register's Office of said County.

Restrictions of record in Book 9342, page 312, Book 9735, page 931, and Book 10032, page 813 Register's Office of said County.

261000216

FILE BOX 45

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 7913 Boone Trace, Nashville, TN 37221.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this October 13, 2006.

B. Craig Valentine

Krin Valentine
By: Bradford C. Valentine, 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, B. Craig Valentine with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this October 13, 2006.

Witness my hand and official seal this October 13, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.

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

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradford C. Valentine**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Krin L. Valentine for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Krin L. Valentine, and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this October 13, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.

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