WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 11/4/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 209, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M. Awdish	CITIMORTGAGE, INC	180-04-A-90.00 CO
(NAME)	(NAME)	
2049 Sherbrooke Lane	1000 TECHNOLOGY DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	O'FALLON, MO 63368-2240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/26/06 13:32 2 pgs
Fees:13.00 Taxes:1184.00

20061026-0132996

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,

George Neutzler and Sara Neutzler and Erin Neutzler, as joint tenants with survivalship rights,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael M. Awdish, 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 Lot No. 145 on the Plan of Revision One, Section Three, Highland Creek RS10 Cluster Lot Subdivision, of record in Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to George Neutzler, Sara Neutzler and Erin Neutzler, as joint tenants with survivalship rights by deed from Classic Home BOS, LP, dated March 30, 2004 of record in Instrument No. 20040405-0038108, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sara Neutzler and Erin Neutzler by George Neutzler as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affadavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2049 Sherbrooke Lane, Nashville, TN 37211

(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 20th day of October, 2006.

Erin Neutzler by George Neutzler, attorney in fact
Erin Neutzler by Attorney in Fact, George Neutzler

George Neutzler
George Neutzler

Sara Neutzler by George Neutzler attorney in fact
Sara Neutzler by Attorney in Fact, George Neutzler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of October, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared George Neutzler , known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 20th day of October, 2006.

Commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon L. Riney

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of October, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared, George Neutzler known to me or satisfactorily proven to be the person(s) who executed the foregoing instrument in behalf of Sara Neutzler and Erin Neutzler as their attorney in fact and acknowledged that he executed the same as the free act and deed of said Sara Neutzler and Erin Neutzler. Witness my hand and notarial seal.

My commission expires:
5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon L. Riney

Notary Public

POA's of record in Instrument #
20061026-0132994 &
20061026-0132995
Register's Office for Davidson
County, TN.