File No. 270800369

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/07 11:20 2 pgs
Fees:13.00 Taxes:1221.00

20070824-0101532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-11-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jonathan Schneider	Jonathan Schneider	171-04-0A-013.00CO
(NAME) 5528 Nevil Point	(NAME) 5528 Nevil Point	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Wendy Flejter, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Schneider and Rebecca Schneider, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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. 63 of Plan of Revision One Section Two Brownstone Subdivision, of record in Plat Book 9700, page 942 and 943, Register's office for 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 Wendy Flejter by warranty deed from Dirk Litten and wife, Shannon Litten, of record in Instrument no. 20020731-0091995, Register's Office for Davidson County, Tennessee, dated July 29, 2002.

Subject to all matters as set forth per Plat Book 9700, Page 942 and 943, Register's Office of said County.

Restrictive Covenants of record in Book 10658, page 952, Book 11276, page 618, Instrument No. 200101180005696, said Register's Office.

HOA Charter of record in Book 10659, page 15, said Register's Office.

Quitclaim to HOA for Common Area of record in Instrument No. 200107190076872, said Register's Office.

Subject to boundary of record in Plat Book 9700,. Page 455, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5528 Nevil Point, Brentwood, TN 37027
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 16th day of August, 2007.

Wendy Flejter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Wendy Flejter, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/16/2007.

Witness my hand at office this 16th day of August, 2007.

Commission expires:

Notary Public

File Number: 270800369

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008