WARRANTY DEED

BOX NO.
PREPARED BY: RETURN TO:
EAF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,942.00

M. Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008
(AFFIX SEAL)

PRISCILLA C. ENOCH NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myron B. Schrage	National City Bank	12906004200
(NAME)	(NAME)	
6624 Clearbrook Drive	P.O. Box 533510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Atlanta, GA 30353-3510	
(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, James Robert Arnold and wife, Margaret E. Arnold, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myron B. Schrage and wife, Linda I. Schrage, 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. 116, on the Plan of West Meade Park, Section One, as of record in Book 2900, Pages 103 and 104, Register's Office for said County.

Being the same property conveyed to James Robert Arnold and wife, Margaret E. Arnold, by Warranty Deed dated May 31, 2005 from Peter Weiss and wife Carol Z. Weiss of record in Instrument No. 20050606-0064483, Register's Office for Davidson County, Tennessee. The said James Robert Arnold having since died on December 18, 2006.

This instrument is executed on behalf of Margaret E. Arnold by Jacki Cook as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070910117324, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6624 Clearbrook Drive, Nashville, TN 37205
(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.

Davidson County DEEDWARR
Recvd: 10/02/07 13:25 2 pgs
Fees:13.00 Taxes:1572.29
20071002-0117375

Witness our hands this 25 day of September, 2007.

Margaret E. Arnold by Jacki Cook as attorney-in-fact.
Margaret E. Arnold
By: Jacki Cook as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of September, 2007, before me personally appeared Jacki Cook, the person who executed the foregoing instrument on behalf of Margaret E. Arnold, and acknowledged that she executed the same as the free act and deed of the said Margaret E. Arnold, through Power of Attorney granted Jacki Cook by the said Margaret E. Arnold.

Witness my hand and official seal at Nashville, Tennessee this 25 day of September, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 2009
DAVIDSON COUNTY