File No. 271000866

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2007.

Notary Public – Tamilyn Derryberry

MY COMMISSION EXPIRES: May 2, 2010

(AFFIX SEAL)

TAMILYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Schneier	Countrywide Home Loans	172030B03900CO
(NAME)	(NAME)	
636 Magnolia Lane	PO Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Van Nuys CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/05/07 13:58 2 pgs
Fees:13.00 Taxes:806.60

20071105-0130326

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, We, David Reed and wife, Kristi Reed, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob Schneier and Rachel Schneier, 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. 39 on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David Reed and wife, Kristie Reed by warranty deed from George T. Hoover and wife, Agnes J. Hoover, of record in Instrument No. 20030527-0071309, Register's Office for Davidson County, Tennessee, dated May 15, 2003.

Subject to all matters as set forth per Plat Book 6900, Page 635, Register's Office of said County.

Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463 Book 8622, page 390, Book 8634, page 224, Book 8643, page 675said 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 636 Magnolia 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 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 31st day of OCTOBER, 2007.

David Reed 10/31/07

David Reed

Kristi Reed 10.31.07

Kristi Reed

STATE OF TEXAS

COUNTY OF NACOGDOCHES

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David Reed and Kristi Reed, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this OCTOBER 31, 2007.

Witness my hand at office this 31st day of OCTOBER, 2007.

Commission expires:

Bill McWhorter

Notary Public

BILL McWHORTER
Notary Public, State of Texas
My Commission Expires
05-27-2009

File Number: 271000866

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027