WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Joel M. Stephens, Jr.
Affiant

Subscribed and sworn to before me this 1st DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NH-08-605

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel M. Stephens, Jr.	Joel M. Stephens, Jr.	
605 Sitting Mill Court	(NAME) 605 Sitting Mill Court	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	173-9-A-14 CO
(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, we VANESSA A. SCHIMMELS AND HUSBAND, JASON SCHIMMELS AND ALAN D. SCHIMMELS AND WIFE, JUDITH G. SCHIMMELS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOEL M. STEPHENS, JR. AND WIFE, CARRIE STEPHENS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 216, SECTION ONE, LENOX VILLAGE II, as shown on plat of record in Instrument No. 20030106-0001756, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vanessa A. Schimmels and husband, Jason Schimmels and Alan D. Schimmels and wife, Judith G. Schimmels by Warranty Deed from Jerry Renee Smith, unmarried, recorded on the 16th day of December, 2005 in Instrument No. 20051216-0151392, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Instrument Numbers 20030106-0001756; 20020315-0032825, 20020315-0032826, 20021226-0158458 and 20021226-0158459; 20020412-0045831; 20010918-0100850 and 20010918-0100852; 20020628-0078164 and 20020722-0087469, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 605 Sitting Mill Court, Nashville, Tennessee 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.

Davidson County DEEDWARR
Recvd: 02/07/08 10:14 2 pgs
Fees:13.00 Taxes:888.00
20080207-0012736

Witness my/our hand(s) this 1st day of February, 2008.

Vanessa A. Schimmels

Jason Schimmels

Alan D. Schimmels by Jason Schimmels,
as Attorney-in-Fact

Judith G. Schimmels by Jason Schimmels,
as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanessa A. Schimmels and Jason Schimmels, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2008.

Notary Public

My Commission Expires:

(SEAL) COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of February, 2008, before me personally appeared Jason Schimmels to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alan D. Schimmels, and who acknowledged he executed the same as the free act and deed of the said Alan D. Schimmels.

Witness my hand and official seal, this the 1st day of February, 2008.

Notary Public

My Commission Expires:

(SEAL) COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of February, 2008, before me personally appeared Jason Schimmels to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judith G. Schimmels and who acknowledged he executed the same as the free act and deed of the said Judith G. Schimmels.

Witness my hand and official seal, this the 1st day of February, 2008.

Notary Public

My Commission Expires:

(SEAL)
COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Return To:
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1812 Broadway
Nashville, TN 37203