(3)

WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Fite	New Owner	145-03-019.00
(NAME)	(NAME)	
1509 Dresden Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/26/08 11:21 2 pgs
Fees:13.00 Taxes:1332.00

20080326-0030312

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,

Frederick D. Schneider and wife, Elaine B. Schneider,

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

Michael D. Fite and wife, Margaret E. Fite,

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. 26 on the Plan of Roselawn Estates, Section Two, of record in Plat Book 3106, Page 86, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Frederick D. Schneider and wife, Elaine B. Schneider by Deed from Estes-Taylor Company, a corporation, dated December 18, 1963, of record in Book 3672, Page 515, Register's Office for Davidson County, Tennessee.

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 1509 Dresden Circle, Nashville, TN 37215

(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 March, 2008.

Frederick D. Schneider

Elaine B. Schneider by Frederick D. Schneider, her Attorney in-fact

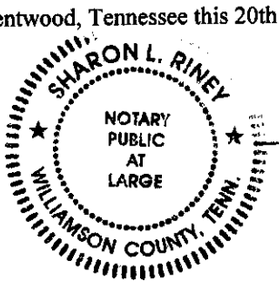
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of March, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Frederick D. Schneider, and wife Elaine B. Schneider, 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 March, 2008.

Commission expires: 5-14-2011



Sharon L. Riney
Notary Public

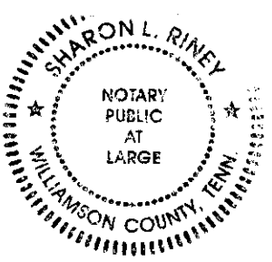
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of March, 2008, before me, the undersigned, a Notary Public in and for the State and County aforesaid, Frederick D. Schneider, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Elaine B. Schneider, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Elaine B. Schneider.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of March, 2008.

Commission expires: 5-14-2011



Sharon L. Riney
Notary Public