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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 28055-09-2008**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 12th day of September, 2008.<br><br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>John Overholt<br>Martha J. Overholt<br>120 Gilman Avenue<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>130-04-0-075.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph T. Schimenti and wife, Jamie K. Phifer-Schimenti**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Overholt and wife, Martha J. Overholt** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4304 Sneed Road, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 12th day of September, 2008.

Joseph T. Schimenti

Jamie K. Phifer-Schimenti

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph T. Schimenti and Jamie K. Phifer-Schimenti**, 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, at office, this 12th day of September, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 09/16/08 14:19 2 pgs
Fees:13.00 Taxes:1683.50

20080916-0094756

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 25 on the Plan of Belle Meade Annex Subdivision, as of record in Plat Book 547, page 66, Register's Office for said County.

Said part of Lot No. 25 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Joseph T. Schimenti and wife, Jamie K. Phifer-Schimenti by Warranty Deed dated December 31, 1990 from William M. Warfield, married of record in Book 8268, page 198, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4147, page 832 and Book 4159, page 112, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 66, Register's Office for Davidson County, Tennessee.