03 Realty Title 48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28144-11-2008** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, Suite 102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,991.00. Rachelle Caudill Affiant Subscribed and sworn to before me this 21st day of November, 2008. Notary Public My Commission Expires: 2/22/09

LYNNE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Peter J. Schmitz, Jennifer L. Lay 7704 Daniel Trace Nashville, TN 37221	**Send Tax Bills To:** REGIONS BANK 2050 PKWY OFFICE CIRCLE BIRMINGHAM, AL 35244	**Tax Information:** Map and Parcel No.: 126150A08300CO

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, **Sara Ann McClintock-Treep and husband, Gregory Scott Treep**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter J. Schmitz and Jennifer L. Lay** ("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 7704 Daniel Trace, Nashville, TN 37221

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 21st day of November, 2008.

Sara Ann McClintock-Treep
by Terry DeSelms, Attorney-in-Fact

Gregory Scott Treep
by Terry DeSelms, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 11/26/08 13:52 2 pgs
Fees:13.00 Taxes:739.97
20081126-0115912

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Terry DeSelms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Sara Ann McClintock-Treep** and **Gregory Scott Treep** as their Attorney-In-Fact, as the free act and deed of the within named Sara Ann McClintock-Treep and Gregory Scott Treep.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2008.

NOTARY PUBLIC

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Section Two (erroneously referred to as Phase One in the previous deeds of record), Boone Trace at Biltmore, as of record in Plat Book 9700, pages 316 and 317, as corrected in Book 10995, page 618, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sara Ann McClintock-Treep and husband, Gregory Scott Treep by Deed dated June 11, 2003 from Troy L. Long, III and wife, Deborah M. Long of record in Instrument No. 20030613-0081860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Boone Trace at Biltmore of record in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Boone Trace Homeowners Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 316 and 317, as corrected in Book 10995, page 618, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.