Davidson County DEEDWARR
Recvd: 02/20/09 13:17 2 pgs
Fees:13.00 Taxes:777.00
20090220-0015028

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 13th day of February, 2009

Notary Public:

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sherrie W. Nicholson	Mortgage Investors Group	Parcel ID:
7913 Boone Trace	8320 East Walker Springs Lane, S-200	126150A06000CO
Nashville, TN 37221	Knoxville, TN 37923	

FOR AND IN 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

David C. Schneider and wife, Diana L. Schneider

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sherrie W. Nicholson

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:

BEING Lot No. 272, on the Plan of Resubdivision of Lot 272 and Lot 273, Phase One, Boone Trace At Biltmore, of record in Plat Book 8250, Page 655, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David C. Schneider and wife, Diana L. Schneider, by deed from B. Craig Valentine and wife, Krin Valentine, of record in Instrument 20061018-0129265, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7265, Page 657; Book 6712, Page 782; Book 9342, Page 312; Book 9735, Page 931; Book 10032, Page 813; Book 10306, Page 817; Book 11455, Page 443; Instrument 20000126-0008529; Instrument 20001211-0121618; Instrument 20010717-0075902; and Instrument 20011119-0126832, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 655, said Register's Office; Easement to TN Electric Power Co. of record in Book 751, Page 396, said Register's Office; (3) Right of Way Easement to Viacom of record in Book 9665, Page 420, said Register's Office; (4) Easement to Southern Bell Telephone & Telegraph of record in Book 756, Page 142, said Register's Office; (5) TVA Line Easements of record in Book 4207, Page 514; Book 4207, Page 555; Book 4225, Page 587; and Book 4181, Page 383, said Register's Office; (6) Overhead Line Easement of record in Book 8992, Page 62, said Register's Office; (7) Drainage Easement of record in Book 3027, Pages 261 and 321, said Register's Office; (8) Deed to State of Tennessee of record in Book 8975, Page 753, said Register's Office; (9) Ingress and Egress Easement of record in Book 3462, Page 445, and Book 5446, Page 47, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7913 Boone Trace, Nashville, TN 37221

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 12th day of February, 2009, and 11th day of February, 2009.

David C. Schneider

Diana L. Schneider

STATE OF WISCONSIN
COUNTY OF Chippewa

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

Witness my hand and official seal this 11 day of February, 2009.

My Commission Expires: 11-14-2010

Notary Public

NOTARY PUBLIC ROSEMARY DREGER STATE OF WISCONSIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana L. Schneider, 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 for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.