PICK-UP

Prepared by:
RECORD AND RETURN TO:
Sunrise Title Services, LLC
P.O. Box 331542
Murfreesboro, TN 37133-1542

Davidson County DEEDWARR
Recvd: 02/24/09 10:24 1 pgs
Fees:13.00 Taxes:610.50
20090224-0016034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Brittany Blevins
Affiant

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

Tina Nichols
Notary Public

MY COMMISSION EXPIRES: 6/18/2012

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney V. Schmidt **106 Bryan House Dr.** **Goodlettsville,TN 37072**	United Wholesale Mortgage 5555 Adams Rd. Birmingham, MI 48009	**01807008600**

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, I/WE,

Jack Edward Mencer and Linda Cheryl Mencer

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney V. Schmidt, a married woman

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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. 22 on the Plan of Charleston square, Section 1, of record in Book 4860, Pages 37 & 38, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 22 fronts 133.76 feet on the westerly side of Bryan House Drive and extends back 138.0 feet on the northerly line and 159.6 feet on the southerly line to a dead line in the rear measuring 83 feet thereon.

Being the same property conveyed to Jack Edward Mencer and wife, Linda Cheryl Mencer by Deed dated April 4, 1979 of record in Book 5415, Page 46, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **106 Bryan House Dr., Goodlettsville, TN 37072**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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

Jack Edward Mencer
Jack Edward Mencer

Linda Cheryl Mencer
Linda Cheryl Mencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Edward Mencer and Linda Cheryl Mencer, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission Expires:
6/18/2012

Tina Nichols
Notary Public:

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE