THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28597-04-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 15th day of April, 2009. Notary Public My Commission Expires MAY 8, 2012

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

WARRANTY DEED

Address New Owner: Megan E. Herceg, Nicholas A. Mignemi 1129 Silverleaf Terrace Nashville, TN 37221	**Send Tax Bills To:** Bank of America 9000 Southside Boulevard Jacksonville, FL 32256	**Tax Information:** Map and Parcel No.: 141 14 0 C 011.00CO

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, **Jonathan Schoenecker and wife, Susan Schoenecker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan E. Herceg and Nicholas A. Mignemi, as joint tenants with right of survivorship** ("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 1129 Silverleaf Terrace, 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 15th day of April, 2009.

Jonathan Schoenecker by
Jonathan Schoenecker
by George E. Mudter, Jr., Attorney in Fact

Susan Schoenecker by
Susan Schoenecker
by George E. Mudter, Jr., Attorney in Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **George E. Mudter, Jr.**, 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 on behalf of **Jonathan Schoenecker** and **Susan Schoenecker** as their Attorney-In-Fact, as the free act and deed of the within named **Jonathan Schoenecker** and **Susan Schoenecker.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2009.

NOTARY PUBLIC

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans: T20090025989 DEEDWARR
Recvd: 04/20/09 15:13 2 pgs
Fees: 13.00 Taxes: 758.50

20090420-0035728

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Phase 8, Rolling River Estates, as of record in Plat Book 5800, page 148, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan Schoenecker and Susan Schoenecker by deed dated May 29, 2003 from George M. Coaker and Catherine P. Coaker and JoAnn Coaker Littlejohn of record in Instrument No. 20030604-0076641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Rolling River Estates, Inc. of record in Book 4892, page 689, made applicable in Book 6001, page 401, 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. By-Laws of Rolling River Estates , of record in Book 4892, page 679, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Rolling River Estates, Inc. of record in Book 4892, page 671 amended in Book 8276, page 552, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5800, page 148, Register's Office for Davidson County, Tennessee.