This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $98,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2009.

Notary Public
My commission expires: 12.17.2010

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Colin Stroud 1122 North 8th Street Nashville, TN 37207	Guaranty Trust Co. 316 Robert Rose Dr. Murfreesboro, TN 37129	71-16-266

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Schroeder, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Colin Stroud and Sarah Williams, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 282 and 283, as shown on the map entitled Oakwood Park, of record in Plat Book 421, page(s) 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Further being the same property conveyed to JENNIFER N. SCHROEDER, UNMARRIED, by deed from ALICIA M. BEQUETTE, UNMARRIED, of record as Instrument No. 20061113-0140504, dated October 20, 2006, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS ☑ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1122 North 8th Street, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30th day of April, 2009.

Jennifer N. Schroeder

BILL GARRETT, Davidson County
Trans:T20090029149 DEEDWARR
Recvd: 05/04/09 11:02 2 pgs
Fees:13.00 Taxes:362.60
20090504-0040303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Schroeder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2009.

My commission expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of April, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer N. Schroeder, by her Power of Attorney dated 4/29/09, and who acknowledged that he executed the same as the free act and deed of Jennifer N. Schroeder

Witness my hand and official seal this 30th day of April, 2009

My Commission Expires:
11/7/12

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public