WARRANTY DEED

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2009

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeffrey Freeman	New Owner	Parcel ID:
3657 Coles Branch Dr.		173160A22000CO
Antioch, TN 37013		

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 Schnarr and wife, Elise Schnarr

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

Jeffrey Freeman and wife, Christy Freeman

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. 193, on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument 20050714-0081683, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David Schnarr and Elise Schnarr by deed from Beazer Home Corp. of record in Instrument 20060404-0038410, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20020514-0059176 amended in Instrument 20030313-0033781; Instrument 20050308-0025065; Instrument 20050930-0117904; Instrument 20050930-0117906; Instrument 20060828-0105538; Instrument 20060828-0105537; Instrument 20090908-0084135; Instrument 20030303-0027389 amended in Instrument 20090908-0084136, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20050714-0081683; and (3) Ingress and Egress Easement of record in Book 10348, Page 367 and 374 and Book 5460, Page 992 and Sanitary Sewer Easement of record in Instrument 20020510-0058111, said Register's Office.

Power of Attorney of record in Instrument 20091118-0106265, 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 3657 Coles Branch Dr., Antioch, TN 37013

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 6th day of November, 2009.

David Schnarr by Karen Neal, atty in fact
David Schnarr

Elise Schnarr by Karen Neal, atty-in-fact
Elise Schnarr

BILL GARRETT, Davidson County
Trans:T20090078565 DEEDWARR
Recvd: 11/18/09 15:01 2 pgs
Fees:13.00 Taxes:628.63
20091118-0106266

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 Karen Neal, 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 on behalf of David Schnarr and Elise Schnarr as his/her/their Attorney in Fact as the free act and deed of the within named David Schnarr and Elise Schnarr.

Witness my hand and official seal at Brentwood, Tennessee the 6th day of November, 2009.

My Commission Expires: 1-9-12

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.