BILL GARRETT, Davidson County
Trans:T20100006712 DEEDWARR
Recvd: 02/03/10 09:40 2 pgs
Fees:13.00 Taxes:686.72

20100203-0008505

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,600.00

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2010.

Notary Public
My commission expires: 5/6/2013

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

03-0901-35790

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Gregory Culp 636 Magnolia Lane Nashville TN 37211	NEW OWNER	172-03-0-B-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacob B. Schneier, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Gregory Culp, an unmarried man**, hereinafter called the Grantees, their successors 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. 39, on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacob Schneier and Rachel Schneier, husband and wife by deed from David Reed and wife, Kristi Reed, dated October 31, 2007, recorded November 5, 2007, of record in Instrument No. 20071105-0130326, Register's Office for Davidson County, Tennessee. Jacob Benjamin Schneier and Rachel Elizabeth Schneier were divorced by Final Decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 08D-1074. Rachel E. Schneier conveyed her interest in subject property to Jacob B. Schneier by Quitclaim Deed, dated October 28, 2008, recorded November 19, 2008, of record in Instrument No. 20081119-0113982, Register's Office for Davidson County, Tennessee.

Jacob Schneier, Jacob Benjamin Schneier and Jacob B. Schneier all being one and the same person.

Rachel Schneier, Rachel Elizabeth Schneier and Rachel E. Schneier all being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 636 Magnolia Lane, Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of January, 2010.

Jacob B. Schneier by Melanie Riekena, his atty in fact.
Jacob B. Schneier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 8th day of January, 2010.

Rachelle Caudill
~~Diane K. Mann~~ Rachelle Caudill
State of Tennessee at Large

My Commission expires: ~~02/11/13~~ 9/22/2010

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067
4331

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 MELANIE RIEKENA, 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 HEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ATTORNEY IN FACT FOR JACOB B. SCHNEIER AND THAT SHE IS AUTHORIZED BY HIM TO EXECUTE THIS INSTRUMENT ON HIS BEHALF.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TN THIS 8TH DAY OF JANUARY, 2010.

Rachelle Caudill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/22/2010

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY