THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010062** BILL GARRETT, Davidson County Trans:T20100018547 DEEDWARR Recvd: 03/30/10 14:58 2 pgs Fees:13.00 Taxes:758.50 20100330-0023722	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 19th day of March, 2010. Notary Public My Commission Expires: 5/22/10 ANGELA Y. POSTON-MULLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Amy E. Schindler 4505 Harding Pike 178 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116030B17800CO

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, **Andrew D. Schaeffer, unmarrried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy E. Schindler, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 178, of Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 5282, Page 972, and as amended of record in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Royal Oaks Apartments, a Condominium, of record in Book 5200, Page 45, said Register's Office, for a more complete identification and description of such unit. Being the same property conveyed to Andrew D. Schaeffer, unmarried by Warranty Deed from Adam A. Landa and wife, Valerie Z. Landa, recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054361, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Condominium Apartments, as recorded in Plat Book 5200, Page(s) 45.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4505 Harding Road Homeowners' Association Condominium of record in Book 5282, Page 972 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of 4505 Harding Road Homeowners' Assocation recorded in Book 5282, Page 501.

Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4835, Page 964.

Easements and other rights contained in deed recorded in Book 5144, Page 244.

Easements and Reservations contained in deed recorded in Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524.

Easement reservation contained in instrument recorded in Book 3165, Page 607.

Easement upon that portion of Lot 2 on the Plan of Royal Oaks which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and recorded in Book 4668, Page 986.

Easement upon the Southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, by deed from Royal Oaks Limited.

This is improved property located at 4505 Harding Pike 178 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of March, 2010.

Andrew D. Schaeffer

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew D. Schaeffer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2010.

Notary Public

My Commission Expires: 9/14/11

MARTHA A PATCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY