WARRANTY DEED

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Jo Roth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2010.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

Deanie L. Gregory, Attorney THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jo Roth	Jo Roth	05303032400
(NAME)	(NAME)	
201 Dry Creek Rd. (ADDRESS)	Same (ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20100022635 DEEDWARR
Recvd: 04/16/10 11:13 2 pgs
Fees: 13.00 Taxes: 148.00
20100416-0028767

FOR AND 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, Virginia B. Schwendimann, individually and as Trustee of the Virginia B. Schwendimann Revocable Living Trust dated June 12, 2006 and Wilma Jo Roth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Roth, 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:

Land in Davidson County, Tennessee, being Lots Nos. 214 and 218 on the Revised Plan of certain lots between Dodson and Debow Streets, Section "C" and "D", Village of Old Hickory, a plan of which is of record in Book 1835, Page 52, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Virginia Schwendimann and Wilma Jo Roth by Quitclaim Deed from Virginia Schwendimann dated July 31, 1990 and recorded in Book 8164, Page 572 and re-recorded in Book 8169, Page 656, Register's Office for Davidson County, Tennessee. Subsequently, on June 12, 2006, Virginia B. Schwendimann executed a Warranty Deed conveying all her right, title and interest in and to subject property to Virginia B. Schwendimann, Trustee of the Virginia B. Schwendimann Revocable Living Trust dated June 12. 2006,.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE REVISED PLAN OF CERTAIN LOTS BETWEEN DODSON AND DEBOW STREETS, SECTIONS "C" AND "D", VILLAGE OF OLD HICKORY, A PLAN OF WHICH IS OF RECORD IN BOOK 1835, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO A PRIVATE DRIVEWAY AGREEMENT OF RECORD IN BOK 1853, PAGE 281, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1603 Debow Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of April, 2010.

Wilma Jo Roth
Wilma Jo Roth

Virginia B. Schwendimann
Virginia B. Schwendimann, Individually and as Trustee of the Virginia B. Schwendimann Revocable Living Trust dated June 12, 2006

File No.: 2010-0093
TN Warranty Deed

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

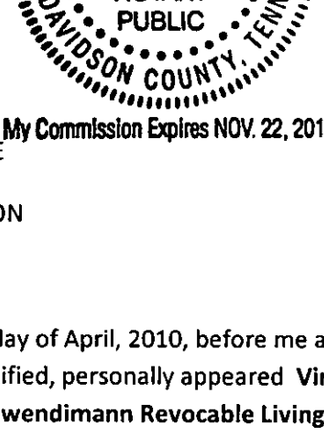
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 2010, before me a Notary Public in and for State and County, duly commission and qualified, personally appeared **Wilma Jo Roth**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office on this the 15th day of April, 2010.

My commission expires:



Notary Public

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 2010, before me a Notary Public in and for State and County, duly commission and qualified, personally appeared **Virginia B. Schwendimann, individually and as Trustee of the Virginia B. Schwendimann Revocable Living Trust dated June 12, 2006,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office on this the 15th day of April, 2010.

My commission expires:

March 3, 2014

Notary Public