WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100031741 DEEDWARR
Recvd: 05/26/10 13:54 2 pgs
Fees:13.00 Taxes:610.50
20100526-0040657

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Ingram	Wells Fargo Bank	
(NAME)	(NAME)	
909 Deervale Drive	P.O. Box 660455	106-15-44
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas TX 75266-0455	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CARL KENNETH FIETH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA INGRAM AND JAMES INGRAM,** 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 Lot No. 25 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Said Lot No. 25 fronts 157.0 feet on the Southwesterly side of Deervale Drive and extends back 292.7 feet on the Northwesterly line and 296.5 feet on the Southeasterly line to a dead line, measuring 121.1 feet thereon.

Being the same property conveyed to William D. Schnitzler, unmarried by deed from William D. Schnitzler, Trustee U/A/D April 9, 1997 of the Schnitzler Joint Revocable Living Trust Agreement, dated October 30, 2006, of record as Instrument No. 20061108-0139118, Register's Office for Davidson County, Tennessee. The said William D. Schnitzler having since died and his Will of record in Case No. 09P-1558, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to Carl Kenneth Fieth.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) All matters appearing on the plan of record in Book 2900, pages 33 and 34, Register's Office of said County; (c) Restrictions of record in Book 2959, page 213, Register's Office of said County; and (d) Easement of record in Book 4236, page 734, said Register's Office.

Carl Kenneth Fieth, Executor of the Estate of William D. Schnitzler, deceased, joins in the execution of said Warranty Deed for the purpose of conveying any interest that he may have in said land.

This is not the principal place of residence of the Grantor named herein.

unimproved ☐

This is improved ☒ property, known as 909 Deervale Drive, Nashville, TN 37217

(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 24th day of May, 2010.

Carl Kenneth Fieth

Carl Kenneth Fieth, Executor of the Estate of
William D. Schmitzler, deceased

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 Carl Kenneth Fieth and Carl Kenneth Fieth, Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2010.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010