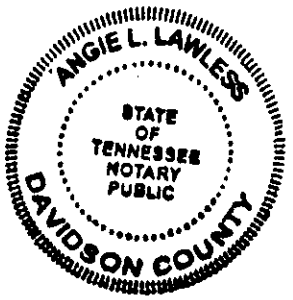
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00
Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of **July, 2010.**

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather L. Scheiderer	SWBC Mortgage Corporation	104-01-0-307
(NAME)	(NAME)	
3615 Nebraska Avenue	1616 Westgate Circle, Suite 212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jennifer Schildt Hunter (formerly known as Jennifer Overton and Jennifer S. Overton) and husband, Larry Hunter***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heather L. Scheiderer, an unmarried woman,** hereinafter called the Grantee, her 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. 196 on the Plan of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 196 fronts 50 feet on the southerly margin of Nebraska Avenue and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Jennifer Overton by Warranty Deed from Jana Lisle, unmarried, dated April 29, 2004 and recorded in Instrument No. 20040505-0051116, Register's Office for Davidson County, Tennessee.

*Larry Hunter joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Jennifer Schildt Hunter.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100046592 DEEDWARR
Recvd: 07/29/10 15:07 2 pgs
Fees:13.00 Taxes:1082.25



20100729-0059608

unimproved ☐
This is improved ☐ property, known as 3615 Nebraska Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 **27th** day of **July, 2010.**

Jennifer Schildt Hunter

Larry Hunter by Jennifer Schildt Hunter Attorney in Fact

Larry Hunter by Jennifer Schildt Hunter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jennifer Schildt Hunter (formerly known as Jennifer S. Overton and Jennifer Overton)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **July, 2010.**

Notary Public

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennifer Schildt Hunter (formerly known as Jennifer S. Overton), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry Hunter, as his Attorney in Fact, and who acknowledged the execution of the same to be the free act and deed of Larry Hunter under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 27th day of July, 2010.

Notary Public

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

My Commission Expires:

_____