31-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100076002 DEEDWARR
Recvd: 12/02/10 12:19 2 pgs
Fees: 13.00 Taxes: 503.20
20101202-0095973

R-MC-10-420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-8-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Eric Lenters	Pinnacle National Bank (NAME)	
420 Westfield Drive	150 3rd Avenue S, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	128-13-A-420.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NANCY A. SCHULTE AND HUSBAND, DANIEL SCHULTE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT ERIC LENTERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 420, WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 590, REVISED IN PLAT BOOK 6250, PAGE 748 AND FURTHER DESCRIBED IN MASTER DEED AMENDMENT OF RECORD IN BOOK 6831, PAGE 982, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO NANCY A. SCHULTE AND HUSBAND, DANIEL SCHULTE BY WARRANTY DEED FROM RICHARD L. CAMMERON AND WIFE, MARGO SMITH CAMMERON, RECORDED ON THE 13TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060413-0042792, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE(S) 590; PLAT BOOK 6250, PAGE 748; BOOK 6551, PAGE 988; BOOK 6746, PAGE 677; BOOK 6678, PAGE 771; BOOK 6736, PAGE 110, BOOK 6831, PAGE 982, BOOK 6801, PAGE 962 AND BOOK 7271, PAGE 256; BOOK 4851, PAGE 918; BOOK 6551, PAGE 981; BOOK 7803, PAGE 694; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 420 Westfield Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 29th day of November, 2010.

Nancy A. Schulte by John Gleaves as Attorney in Fact

Daniel Schulte by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of November, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy A. Schulte and husband, Daniel Schulte and who acknowledged he/she/they executed the same as the free act and deed of the said Nancy A. Schulte and husband, Daniel Schulte.

Witness my hand and official seal, this the 29th day of November, 2010.

Notary Public

My Commission Expires: 10.16.11

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903