Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. AW-10-1140

BILL GARRETT, Davidson County
Trans:T20100077536 DEEDWARR
Recvd: 12/09/10 09:15 2 pgs
Fees:13.00 Taxes:1628.00
20101209-0097935

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Jesse K. Lott
Allison B. Lott
1140 Duncanwood Drive
Nashville, TN 37204

SEND TAX BILL:
Mortgagee

MORTGAGEE:
Renasant Bank
2200 Abbott Martin Road, Ste. 103
Nashville, TN 37215

MAP AND PARCEL:
131-04-OA-001 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sandra L. Schneider, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jesse K. Lott and wife, Allison B. Lott**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1140, as shown on the Condominium Site Plan attached as Exhibit A to the Master Deed establishing a horizontal property regime for Duncanwood Condominium as of record as Instrument No. 20030522-0070145, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sandra L. Schneider, unmarried, by deed from Heather M. Reitz, married, of record as Instrument No. 20070928-0115847, dated September 28, 2007, said Register's Office.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 1140 Duncanwood Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 1st day of December, 2010.

Sandra L. Schneider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sandra L. Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of December, 2010.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of December, 2010.

NOTARY PUBLIC

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires: 01/07/2013