BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010006 DEEDWARR
Recvd: 02/17/11 09:48 2 pgs
Fees:13.00 Taxes:601.25
20110217-0013442

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00
Tony Cherry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of **February, 2011.**

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

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
Crystal Compton	Franklin American Mortg. Co.	141060C01400CO
(NAME) 3829 Williamette Drive	(NAME) 501 Corporate Centre Dr.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Ste. 400 Franklin, TN 37067	
(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, I, **Candice Maelisha Chappell Schneider (formerly known as Candice Maelisha Chappell)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Crystal R. Compton and Jonathan Brett Buttrey, both unmarried, Tenants in Common With Right of Survivorship,** 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. 19, on the Plan of Riverbridge Community, Phase 1A, as shown on plat of record in Instrument No. 20030213-0019997, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeremy Chappell and Candice Maelisha Chappell, husband and wife, by Warranty Deed from Todd Southwick and Julie Odendahl Southwick, husband and wife, dated October 24, 2006 and recorded in Instrument No. 20061114-0141022, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20100304-0016600, said Register's Office, Jeremy David Chappell conveyed all of his right, title and interest in subject property to Candice Maelisha Chappell.

SUBJECT PROPERTY IS NOT AND HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR'S SPOUSE.

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.

unimproved ☐
This is improved ☒ property, known as 3829 Williamette Drive, Nashville, TN 37221

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this **15th** day of **February, 2011.**

Candice Maelisha Chappell Schneider

Candice Maelisha Chappell Schneider (formerly known as Candice Maelisa Chappell)

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned authority, **Candice Maelisha Chappell Schneider (formerly known as Candice Maelisa Chappell)**, 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 **15th** day of **February, 2011**.

Lorraine M. Hus
Notary Public

My commission expires:
01-31-2015

LORRAINE MARILYN HUS
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2015