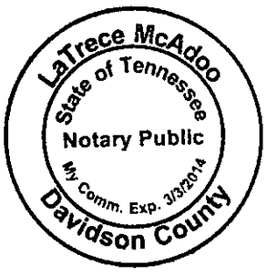
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
16302

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Schneider	Wells Fargo Bank, N.A.	136030b05100co
(NAME)	(NAME)	
3880 Preist Lake Drive #96	10401 Deerwood Park Blvd. Bld 1, 4th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Jacksonville, FL 32256	
(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, Michelle A. Mills, unmarried and Michael F. McClearn and wife, Shirley E. McClearn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven L. Schneider, married, 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 96, Building No. 24, in a Horizontal Property Regime located on the Plat of Priest lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and re-recorded in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Michelle A. Mills, unmarried and Michael F. McClearn and wife, Shirley E. McClearn as joint tenants with the right of survivorship, by deed of record in Instrument No. 20070907-0107637 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3880 Preist Lake Drive #96, 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.

BILL GARRETT, Davidson County
Trans:T20110029293 DEEDWARR
Recvd: 05/17/11 11:07 2 pgs
Fees:13.00 Taxes:321.90
20110517-0037631

Witness our hands this 29th day of April, 2011.

x _____
Shirley E. McClearn

x _____
Michelle A. Mills

x _____
Michael F. McClearn

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 Michelle A. Mills and Michael F. McClearn and Shirley E. McClearn 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2011.

Commission expires:

_____
Notary Public

Kasey Ketchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County