BILL GARRETT, Davidson County
Trans:T20110075845 DEEDWARR
Recvd: 12/01/11 13:53 2 pgs
Fees:13.00 Taxes:296.00
20111201-0093652

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and Sworn to before me, this 21st day of November, 2011.

Notary Public

My commission expires:
1/7/13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Juarez-De Calles Kennia Lidiz and Mario Romeo Calles 3930 Keeley Drive Nashville, TN 37211	SAME	14810010400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Janice Jolley and Jeffrey Schuller and James L. Sadler, III, Devisees under the Will of Jeannette Schuller, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Juarez-De Calles Kennia Lidiz and husband, Mario Romeo Calles**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 47 on the Map of Blanchard Heights, as of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No., 47 fronts 98.68 feet on the east side of Keeley Drive and runs back 291.71 feet on the north line and 303.43 feet on the south line to a dead line in the rear on which it measure 90 feet.

Being the same property conveyed to James J. Schuller and wife Jeannette Schuller of record in Book 3186, page 391, Register's Office for Davidson County, Tennessee. The said James J. Schuller having died 8/1/06 and the property vested in Jeannette Schuller by estate by the entireties and she having since died and Janice Jolley, Jeffrey Schuller and James L. Sadler, III, being her devisees under the Will probated in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) under Docket No. 11P-411.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, Pages 62 and 63, said Register's Office.

Subject to restrictions of record in Book 2795, Page 99, said Register's Office.

This is (x) improved ( ) unimproved property known as 3930 Keeley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 21st day of November, 2011.

Janice Jolley

Jeffrey Schuller

James L. Sadler, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jeffrey Schuller,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of November, 2011.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Janice Jolley, and James L. Sadler, III** the within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2011.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY