Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony Sewell and wife, Dayna L. Sewell** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Linda N. Schnell, married** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of First Amendment to Abbington Park, Phase One - Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony Sewell, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated 12-20-05 of record in Inst. No. 20051227-0153491, Register's Office, Davidson County, TN. Dayna L. Sewell executes this instrument to convey any and all rights she may have by virtue of her marriage to Anthony Sewell.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3377 Cain Harbor Drive, Nashville TN, 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of November, 2011.

X _____
Anthony Sewell

X Dayna L. Sewell
Dayna L. Sewell

BILL GARRETT, Davidson County
Trans:T20110077161 DEEDWARR
Recvd: 12/06/11 15:41 2 pgs
Fees:13.00 Taxes:543.90
20111206-0095288

State of Tennessee)
County of Davidson)

On this 30th day of November, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anthony Sewell and Dayna L. Sewell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed:

Notary Public

My Commission Expires: 2-8-13

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 2011.

Notary Public

My Commission Expires: 2-8-13

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
Linda N. Schnell
3377 Cain Harbor Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Primelending
18111 Preston Road, #900
Dallas, TX 75252

TAX MAP-PARCEL #:
062-02-0-B-119.00CO