WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120004599 DEEDWARR
Recvd: 01/19/12 14:46 2 pgs
Fees: 13.00 Taxes: 1517.00

20120119-0005455

R-CB-11-5408

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-17-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Schnabel	NEW OWNERS	
5408 Heather Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		160-8-111.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM A. WALKER AND JEANINE O. WALKER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS P. SCHNABEL AND WIFE, VICTORIA W. SCHNABEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, EPWORTH, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 745, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. WALKER AND JEANINE O. WALKER, HUSBAND AND WIFE, BY WARRANTY DEED FROM TIMOTHY C. HINKLE AND LINDA KAY HINKLE, RECORDED ON THE 30TH DAY OF OCTOBER, 1992 IN DEED BOOK 8772, PAGE 79, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 745; BOOK 6269, PAGE 495; AND BOOK 4896, PAGE 826; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5408 Heather Lane, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 18th day of January, 2012.

William A. Walker by Terri Walker as Attorney in Fact
William A. Walker by Terri Walker as Attorney in Fact

Jeanine O. Walker by Terri Walker as Attorney in Fact
Jeanine O. Walker by Terri Walker as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of January, 2012, before me personally appeared Terri Walker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William A. Walker and Jeanine O. Walker, husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said William A. Walker and Jeanine O. Walker, husband and wife.

Witness my hand and official seal, this the 18th day of January, 2012.

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903