QUIT CLAIM DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-WR-11-3377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda N. Schnell	Primlending	
(NAME)	(NAME)	
903 Tudor Court	18111 Preston Road, #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Dallas, TX 75252	62-2-B-119.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Linda N. Schnell, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Linda N. Schnell, a married woman and Jennifer A. Schnell, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, ABBINGTON PARK, PHASE ONE, SECTION THREE, FIRST AMENDMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040728-0090230, 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 Linda N. Schnell, married BY WARRANTY DEED FROM Anthony Sewell and wife, Dayna L. Sewell, RECORDED ON THE 6TH DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111206-0095288, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Note: Robert W. Schnell, hereby joins in the execution of this document for the purpose of conveying his interest therein as spouse.

BILL GARRETT, Davidson County
Trans:T20120005088 DEEDQC
Recvd: 01/23/12 10:28 3 pgs
Fees:17.00 Taxes:0.00
20120123-0006064

This is
( ) unimproved
(X) improved
property known as 3377 Cain Harbor Drive Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 19th day of **January, 2012.**

Linda N. Schnell

Robert W. Schnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda N. Schnell & Robert W. Schnell, 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, this the 19th day of January, 2012.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

HOLD HARMLESS AGREEMENT
REGARDING UNAPPROVED CONVEYANCES

We, the undersigned Grantor of the above referenced property do hereby acknowledge we have been made aware that the following language (or a similar variant) exists in the lien against the subject property:

Transfer of the Property or a Beneficial Interest in Borrower. *As used in this Section, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.*
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

THE GRANTOR HEREBY ACKNOWLEDGES REVIEW OF THIS LANGUAGE, and in choosing to continue with the proposed conveyance, hereby agrees to Rudy Title & Escrow, LLC, their successor, assigns, and employees from any claims arising from this matter.

Linda N. Schnell

Linda N. Schnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda N. Schnell, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2012.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212