THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20120023129 DEEDWARR
Recvd: 03/30/12 09:57 2 pgs
Fees:13.00 Taxes:832.50
20120330-0026996

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of March, 2012.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NO.
John Benjamin Schaedle 110 40th Avenue N Nashville, TN 37209	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	104 05 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Elizabeth A. Holt and Andrew Tolbird,** wife and husband, hereinafter referred to as "Grantor," have bargained and sold, and by these presents do transfer and convey unto **John Benjamin Schaedle,*** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of West Grove Subdivision, as of record in Book 421, page 87, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Holt by deed from Daniel S. Zink, married, of record in Instrument No. 20000413-0037462, Register's Office for Davidson County, Tennessee, dated March 31, 2000.

Andrew Tolbird hereby executes this Warranty Deed for the purpose of conveying any marital interest he may have to said described real estate.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.
2. All matters shown on the Plan of record in Book 421, page 87, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

*UNMARRIED

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 26th day of March, 2012.

Elizabeth A. Holt

Andrew Tolbird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Elizabeth A. Holt,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 26th day of March, 2012.

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Andrew Tolbird,** the within named Grantor, 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 in Nashville, Tennessee, this 26th day of March, 2012.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013