(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120048240 DEEDWARR
Recvd: 06/29/12 15:17 3 pgs
Fees: 18.00 Taxes: 647.50
20120629-0057472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **June, 2012.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 2-27-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Schneck and Lindsay W. Schneck	Same	16008006500
(NAME)	(NAME)	
5413 San Marcos		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Katy Novak Miller, Executrix of The Estate of Sally A. Novak, deceased, Katy Novak Miller and Frank Novak**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan D. Schneck and Lindsay W. Schneck, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Hillview Estates, Section I, in the 6th Civil District of said County, as of record in Book 3600, page 89, Register's Office for said County.

Said Lot No. 42 fronts 165.0 feet on the westerly margin of San Marcos Drive and extends back 214.7 feet on the southerly line and 143.27 feet on the northerly line, to a line in the rear on which it measures 140.56 feet.

Being the same property conveyed to Frank G. Novak and wife, Sarah A. Novak by Warranty Deed from U.V. Waldrop and wife, Frances H. Waldrop, dated August 11, 1971 and filed on August 12, 1971 in Book 4528, page 633, Register's Office for Davidson County, Tennessee. The said Frank G. Novak having since died on August 27, 1999 and subject property vested in Sarah A. Novak as the surviving tenant by the entirety. The said Sarah A. Novak having since died on August 14, 2011 and subject property vested in Katy Novak Miller and Frank Novak as her sole heirs at law.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5413 San Marcos, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **26th** day of **June, 2012.**

The Estate of Sally A. Novak
Katy Novak Miller Executrix
Katy Novak Miller, Executrix

Katy Novak Miller
Katy Novak Miller

Frank Novak by Katy Novak Miller attorney-in-fact
Frank Novak by Katy Novak Miller, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Katy Novak Miller, individually and as Executrix of The Estate of Sally A. Novak, deceased**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **June, 2012.**

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
3/18/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Katy Novak Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank Novak, as his Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Katy Novak Miller, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 26th day of June, 2012.

Notary Public

My Commission Expires:

3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY