THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30748-07-2012** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,080.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Mark Schklar and wife, Linda Schklar 697 Swamp Road Eagleville, TN 37060	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 050 030 02700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Northpointe Bank, a Michigan banking corporation,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Schklar and wife, Linda Schklar** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1356 Bellshire Terrace Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120063092 DEEDWARR
Recvd: 08/23/12 10:32 3 pgs
Fees:18.00 Taxes:11.40
20120823-0075847

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of August, 2012.

Northpointe Bank

By: _____
Scott J. Cooke, Assistant Vice President

STATE OF MICHIGAN

COUNTY OF Kent

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Scott J. Cooke, 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, and who further acknowledged that he is the Assistant Vice President of Northpointe Bank, a Michigan banking corporation, and he is authorized by Northpointe Bank to execute this instrument on its behalf.

Witness my hand and official seal at office this 20th day of August, 2012.

_____
Notary Public

My Commission Expires: 12/28/13

Karen Seager
Notary Public - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires December 28, 2013
Acting in the County of Kent

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Bellshire Terrace, Sec. One, Phase Two, of record in Plat Book 6250, pages 179 and 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Northpointe Bank by Substitute Trustee's Deed dated December 9, 2011, from Kevin J. Jones, Substitute Trustee, of record in Instrument No. 20111209-0096185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, which have been prorated between the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 6479, page 764, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6250, pages 179 and 180, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5584, page 884, and Book 6077, page 488, Register's Office for Davidson County, Tennessee.
5. Easement for water mains granted to Madison Suburban Utility District of record in book 2549, page 589, Book 2594, page 161, and Book 6275, page 707, Register's Office for Davidson County, Tennessee.