RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY~~XXXXXXXXXXXXXXXXXX~~

BILL GARRETT, Davidson County
Trans:T20120071076 DEEDWARR
Recvd: 09/20/12 15:01 2 pgs
Fees:13.00 Taxes:906.50
20120920-0085714

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51540
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heather M. Roth 504 Brookvale Terrace Nashville, Tennessee 37205	Franklin American Mortgage Company 501 Corporate Centre Drive #400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11705014800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul W. Schiel, Jr. as to a one-half interest and Penney Schiel, as to a one-half interest, as tenants in common,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Heather M. Roth*** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Brookside Courts, Addition No. 2 of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 41 fronts 80.0 feet on the southeasterly margin of Brookvale Court and extends back 138.3 feet on the northeasterly line and 171.4 feet on the southwesterly line to a dead line in the rear, measuring 103.2 feet thereon. Together with and subject to an Easement for Driveway purposes of record in Book 5213, page 482.

Being the same property conveyed to Paul W. Schiel, Jr., and spouse, Penney V. Schiel by Warranty Deed from J.W. Hatchell and wife, Mary L. Hatchell, dated Oct. 4, 2002 and recorded on Oct. 10, 2002 of record in Doc. No. 20021010-0124378, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 13, 2007, recorded on Dec. 21, 2007 of record in Doc. No. 20071221-0146662, said Register's Office, subject property was conveyed to Paul W. Schiel, Jr., a one-half interest and Penney V. Schiel, a one-half interest as tenants in common.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Brookvale Court and a 10 foot easement for public utility purposes along the rear and southerly side lines of said lot. Agreement for dedication of easement for sanitary sewers and/or storm drainage to the Metropolitan government of Nashville and Davidson County, Tennessee of record in Book 5650, page 397. Easement for driveway purposes of record in Book 5213, page 482, said Register's Office.

This is improved property, known as: 504 Brookvale Terrace, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2012.

Paul W. Schiel, Jr.

Penney Schiel

State of TENNESSEE
County of DAVIDSON

On this September 18th, 2012 , before me the undersigned authority, personally appeared Paul W. Schiel, Jr. and Penney Schiel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Sworn and subscribed before me this the 18th day of September, 2012

Notary Public

My Commission Expires: _____

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013