39-B

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Rachel Schneider and Edward Schneider ("GRANTORS")

TO: Jeremy Paul Rose, Sr. and Pamela Jill Rose, husband and wife ("GRANTEES")
5047 Seymour Hollow Road (New Owner)
Whites Creek, Tennessee 37189

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
5047 Seymour Hollow Road Whites Creek, Tennessee 37189	F&M Bank 10 Cadilac Drive, Ste. 100 Nashville, Tennessee 37215	03000016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Two Thousand and No/100s Dollars ($272,000.00), the receipt and sufficiency of all of which is hereby acknowledged, we, Rachel Schneider and Edward Schneider have bargained and sold, and by these presents do transfer and convey unto Jeremy Paul Rose, Sr. and wife, Pamela Jill Rose, husband and wife, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Tract No. 7 of Vera Frances Webb Property, not of record, described according to a survey of Ragan-Smith & Associates, Inc., dated July 6, 1977 as follows:

BEGINNING at a point on Seymour Hollow Road; thence North 2° 29' 47" West 332.0 feet to a point; thence North 48° 26' 03" West 228.14 feet; thence North 13° 57' 20" West 704.4 feet to the point; thence South 83° 29' 59" East 205.54 feet to an iron pin; thence South 31° 57' 40" East 90.0 feet to an iron pin; thence South 42° 27' 40" East 75.0 feet to an iron pin; thence South 21° 57' 40" East 100.0 feet to an iron pin; thence South 22° 57' 40" East 200.0 feet to an iron pin; thence South 4° 38' 04" East 841.0 feet to a point in Seymour Hollow Road; thence South 81° 36' 28" Wets 147.63 feet to the point of beginning.

BEING the same land conveyed to Rachel Schneider and husband, Edward Schneider, from Claude Byrum and wife, Lisa Byrum, by Warranty Deed dated October 14, 2005, of record as Instrument Number 200510190126202, Register's Office for Davidson County, Tennessee.

This is improved property known as 5047 Seymour Hollow Road, Whites Creek, Tennessee 37189.

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, successors, and assigns forever.

And we do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except all existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities, and other matters of record.

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 her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120077161 DEEDWARR
Recvd: 10/10/12 15:33 2 pgs
Fees:13.00 Taxes:1006.40
20121010-0092979

WITNESS our hands, this 9th day of October, 2012.

Rachel Schneider

Edward Schneider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Rachel Schneider,** the bargainor, with whom I am personally acquainted, or who 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 at office, this the 9th day of October, 2012.

Notary Public

My Commission Expires: 3.3.15

Leslie Jestice State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Edward Schneider,** the bargainor, with whom I am personally acquainted, or who 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 at office, this the 9th day of October, 2012.

Notary Public

My Commission Expires: 3.3.15

Leslie Jestice State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me this 9th day of October, 2012.

Notary Public

My Commission Expires: 3.3.15

Leslie Jestice State of Tennessee Notary Public Davidson County