WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-KW-12-2530

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha N. Schneider (NAME)	**Primary Residential Mortgage, Inc.** (NAME)	
2530 Park Drive (ADDRESS)	**4750 West Wiley Post Way** (ADDRESS)	**84-16-117.00**
Nashville, TN 37214 (CITY) (STATE) (ZIP)	**Salt Lake City, UT 84116** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TIMOTHY G. RYMAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMANTHA N. SCHNEIDER, UNMARRIED AND DEBORAH K. SCHNEIDER, MARRIED AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 47, MAP OF DONELSON PARK PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 73, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY G. RYMAN, UNMARRIED BY WARRANTY DEED FROM DONELSON FIRST BAPTIST CHURCH, RECORDED ON THE 20TH DAY OF JANUARY, 1998 IN DEED BOOK 10760, PAGE 671, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 547, PAGE 73; RESTRICTIONS OF RECORD IN BOOK 691, PAGE 325 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

TIMOTHY G. RYMAN HAVING SINCE MARRIED. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF TIMOTHY G. RYMAN AND SPOUSE, SHERRY RYMAN.

BILL GARRETT, Davidson County
Trans:T20130008316 DEEDWARR
Recvd: 01/30/13 15:51 2 pgs
Fees:13.00 Taxes:318.20
20130130-0009832

This is
( ) **unimproved**
(X) **improved**
property known as **2530 Park Drive Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), 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 my/our hand(s) this 28th day of January, 2013.

Timothy G. Ryman

STATE OF Tennessee
COUNTY OF Davidson

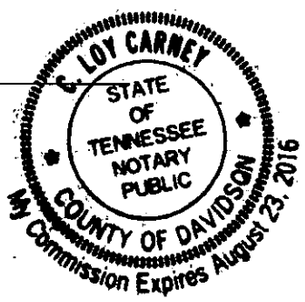
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy G. Ryman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of January, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212